



HILLS

**** RENOVATED THROUGHOUT **** Take a look at this **OUTSTANDING TWO BEDROOM HOME!** The property has recently undergone works which include a **NEW KITCHEN** and a **NEW BATHROOM!** Also comes offered with **NO CHAIN** making this a must view! This **STUNNING PROPERTY** would be perfect for first time buyers or investors! Located close to Salford Quays/Media City and excellent transport links. To the ground floor there is a spacious lounge and a **STUNNING FITTED KITCHEN/DINER.** To the first floor there are two bedrooms and a **MODERN FITTED BATHROOM.** The property is gas central heated and double glazed throughout. Call the office today to arrange your viewing!

Nansen Street
Salford, M6 5QH

Offers in Excess of £145,000

0161 7074900
sales@hills.agency

Lounge 11' 8" x 12' 3" (3.56m x 3.73m)

Ceiling light point, double glazed window to the front, uVPC door to the front and wall mounted radiator.

Kitchen 12' 2" x 12' 1" (3.71m x 3.68m)

Newly fitted modern wall and base units with complementary work surfaces and integral sink and drainer unit. Integral oven and hob unit with space for washing machine and fridge-freezer. Double glazed window to the rear, door to the rear and ceiling light point.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 11' 11" x 12' 4" (3.64m x 3.75m)

Ceiling light point, double glazed window to the front, wall mounted radiator as well as newly fitted carpet.

Bedroom Two 9' 7" x 6' 8" (2.92m x 2.02m)

Ceiling light point, double glazed window to the rear, wall mounted radiator and newly fitted carpet.

Bathroom 6' 5" x 4' 9" (1.95m x 1.45m)

Fitted with a three piece suite including a hand wash basin, W.C and bath with shower over. Ceiling light point.

Externally

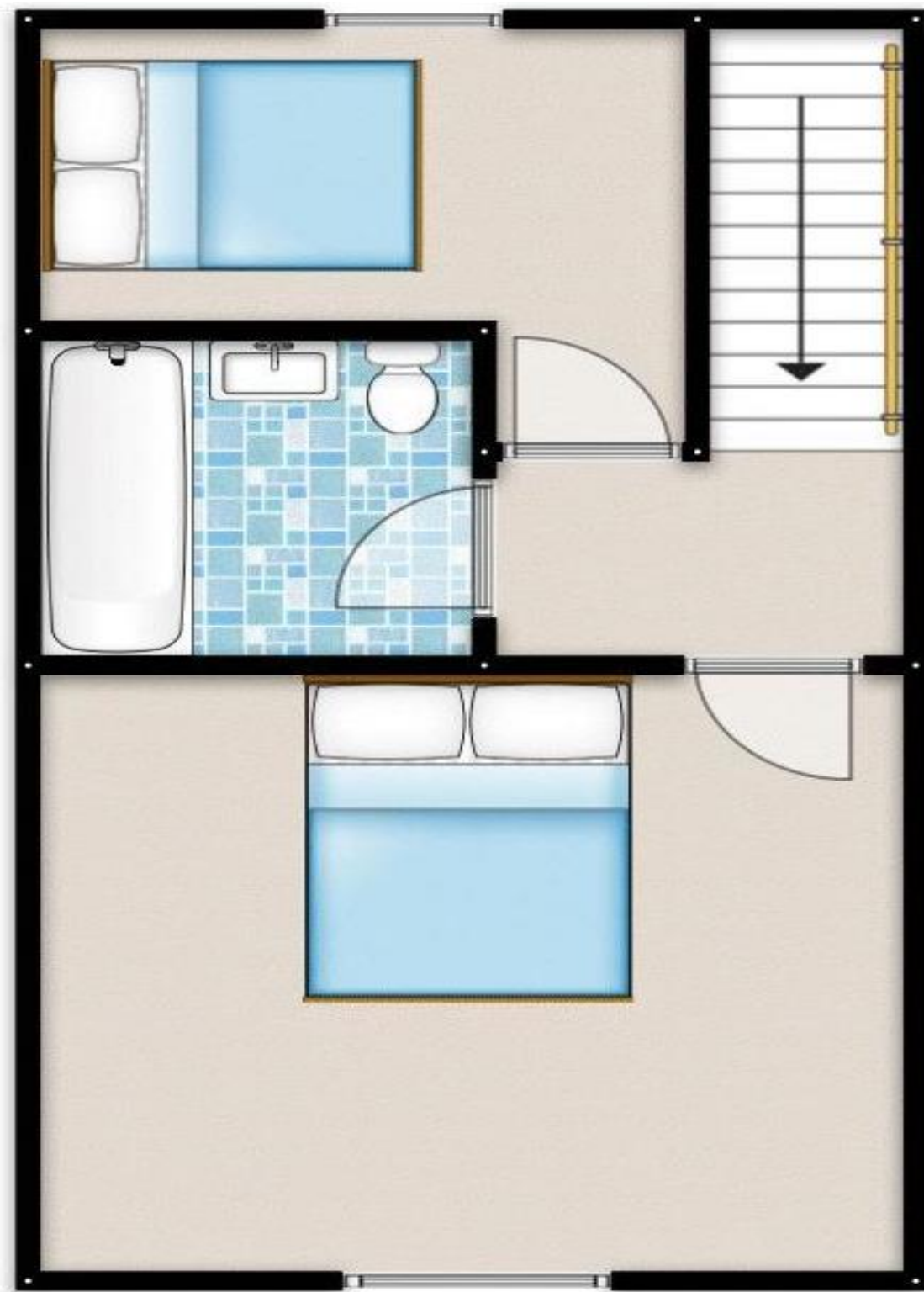
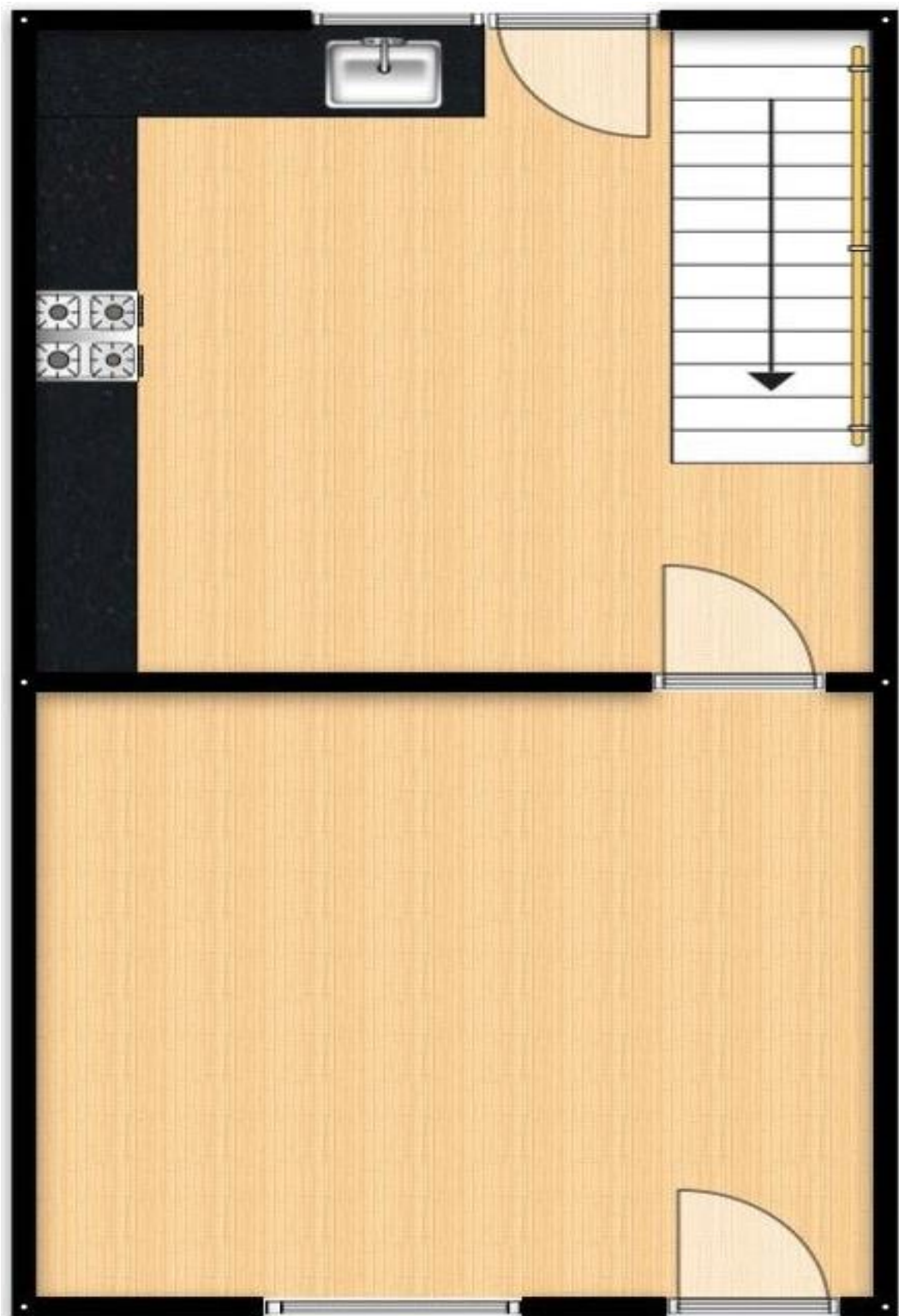
Externally there is an enclosed courtyard.




MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy performance certificate (EPC)



Nansen Street
SALFORD
M6 5QH

Energy rating
D

Valid until:
19 July 2025
Certificate
number:
0438-2852-7554-9995-6485

Property type
Mid-terrace house

Total floor area
83 square metres

Rules on letting this property

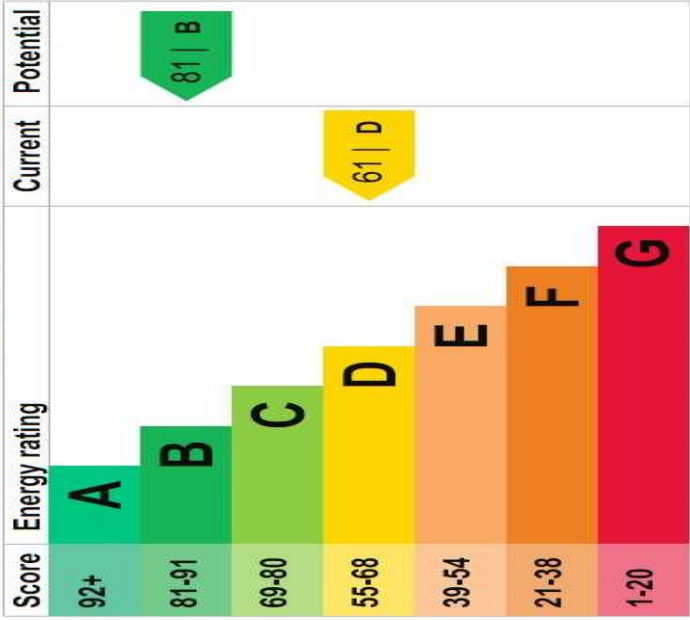
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average