



HILLS

****NO CHAIN**** TWO DOUBLE BEDROOM TERRACED PROPERTY WITH OFF ROAD PARKING, ideally located within a 5 MINUTE WALK TO MANCHESTER CITY CENTRE! Ideally located on a quiet pedestrianised street is this TWO DOUBLE BEDROOM terrace that would make an ideal home or potential investment. The property comprises of a modern lounge and fitted kitchen diner to the ground floor. To the first floor, there are two double bedrooms and a modern three-piece bathroom. The master bedroom also benefits from a dressing room for further storage. The property is warmed by gas central heating and comes fully double glazed. Externally the property has a large rear garden with off road parking. This property would be an ideal first time purchase or investment. Early viewing is advised as houses this close to Manchester with no chain rarely come up for sale, book your viewing by calling the office today!

Evans Street
Salford, M3 7GE

Offers in Excess of £245,000

0161 7074900
sales@hills.agency

Lounge 12' 2" x 12' 2" (3.7m x 3.7m)

Two ceiling light points, double glazed window to the front and wall mounted radiator.

Kitchen/Diner 12' 2" x 11' 10" (3.7m x 3.6m)

Fitted with a range of wall and base units with an integral sink and drainer unit. Integral oven and hob unit with space for fridge-freezer and washing machine. Ceiling light point, double glazed window and door to the rear.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 12' 2" x 8' 10" (3.7m x 2.7m)

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

Bedroom Two 12' 2" x 8' 10" (3.7m x 2.7m)

Ceiling light point, double glazed window and wall mounted radiator.

Dressing Room 6' 7" x 5' 3" (2.0m x 1.6m)

Ceiling spot lights, double glazed window and wall mounted radiator.

Bathroom 5' 11" x 5' 11" (1.8m x 1.8m)

Fitted with a modern three piece suite including a hand wash basin, W/C and bath with shower over. Ceiling spot lights.

Externally

To the rear is a large low maintenance garden with a decked area that benefits from the sun.







Energy performance certificate (EPC)

Evans Street
SALFORD
M3 7GE

Energy rating
D

Valid until:
20 October 2023

Certificate
number:
9998-1989-6270-7317-6924

Property type
Mid-terrace house

Total floor area
61 square metres

Rules on letting this property

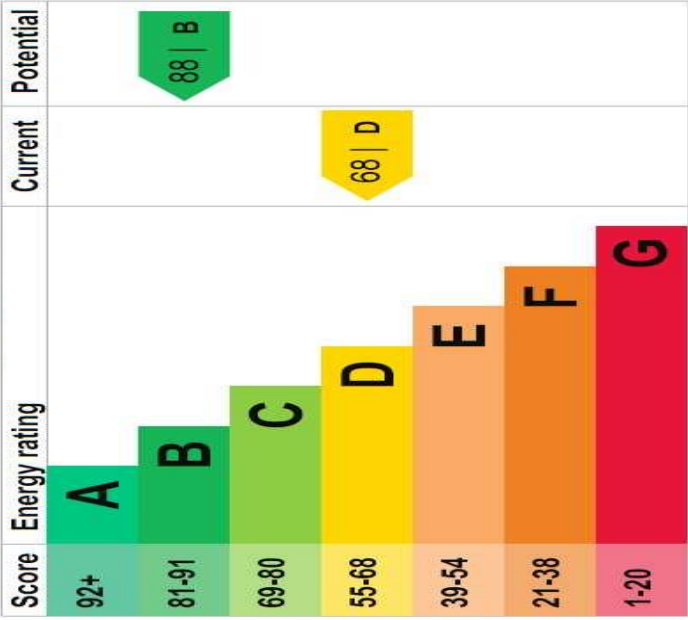
Properties can be rented if they have an energy rating from A to E.

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average