



**\*\*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.



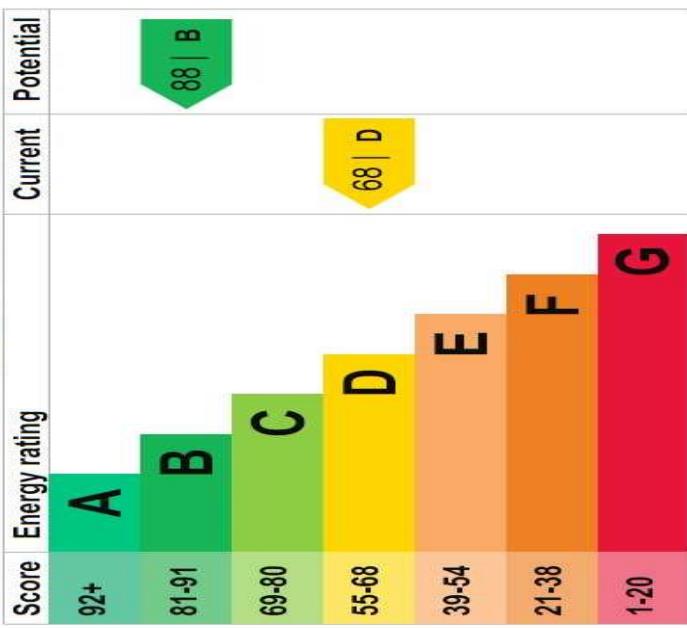
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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)



Evans Street Salford M3 7GE	Energy rating <b>D</b>	Valid until: 20 October 2023	Certificate number: 9699-1999-9270-7317-6924
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## 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 for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-letting-conditions-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](#).

## 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.

For properties in England and Wales:

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

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