



HILLS

THE FIRST TO SEE THIS HOUSE WILL BUY IT! This FOUR BEDROOM Victorian terrace property is in a popular and convenient location within walking distance of Langworthy tram stop, Salford quays and Salford university. PRESENTED TO THE HIGHEST OF STANDARDS and is a credit to the current owners, who have lovingly and carefully undertaken a significant programme of works that must be viewed to be fully appreciated! With accommodation spread over 4 floors the property benefits from full cellars, two reception rooms and space for all the family. The property comprises; entrance hallway, two reception rooms and a newly fitted kitchen to the ground floor. To the first floor there are three bedrooms and TWO BATHROOMS with a further double bedroom to the second floor. Three fantastic cellar rooms currently used as additional storage but do offer further development opportunities. Fully gas central heated and double glazed throughout. Externally to the rear is an enclosed courtyard and access to a secure alleyway. Viewing to appreciate the size and upkeep of this great family home comes recommended.

**Pembroke Street
Salford, M6 5GS**

Offers in Excess of £240,000

**0161 7074900
sales@hills.agency**

Entrance Hallway

A warm and welcoming entrance hallway that features a ceiling light point, wooden flooring and a wall mounted radiator. Stairs lead up to the 1st floor and access into both reception rooms

Lounge 14' 8" x 10' 0" (4.47m x 3.05m)

A good sized family lounge complete with a double glazed bay window to the front elevation, ceiling light point and a feature radiator. A multi-fuel stove provides the perfect focal point of this great room. Double doors open into the dining room. Coving to the ceiling.

Dining Room 12' 6" x 11' 9" (3.81m x 3.58m)

The dining room complements the lounge and comes complete with a ceiling light point, double glazed window to the rear, wall mounted radiator and wood flooring. Double doors open into the lounge. A back-to-brick fire surround and ample space for a dining table

Kitchen 12' 2" x 8' 8" (3.71m x 2.64m)

Fitted with a modern range of wall and base units with complementary work surfaces and integral sink and drainer unit. Built in oven, hob and extractor. With space for a fridge/freezer and washing machine. Ceiling light point, under cupboard lighting, double glazed window to the side, access door to the garden, wall mounted radiator, fully tiled floor and partially tiled walls. Breakfast bar.

Cellar Chamber One 14' 0" x 11' 0" (4.26m x 3.35m)

Double glazed window to the front, ceiling light point

Cellar Chamber Two 12' 3" x 12' 0" (3.73m x 3.65m)

Ceiling light point

Cellar Chamber Three 12' 0" x 8' 6" (3.65m x 2.59m)

Ceiling light point

Landing

Ceiling light point, loft access, stairs leading to the second floor.

Bedroom Two 12' 5" x 9' 6" (3.78m x 2.89m)

A spacious bedroom complete with a ceiling light point, double glazed window to the rear and a wall mounted radiator.

Bedroom Three 11' 9" x 8' 1" (3.58m x 2.46m)

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Carpeted flooring.

Bedroom Four 8' 5" x 6' 3" (2.56m x 1.90m)

Ceiling light point, double glazed window to the front and a wall mounted radiator. Carpeted flooring. The ideal office or nursery.

Bathroom 9' 1" x 5' 7" (2.77m x 1.70m)

Fitted with a modern three peice bathroom suite including bath with shower over, low level W.C and pedestal sink. Ceiling light point, double glazed window to the rear, buult in storage houses the boiler and partially tiled walls.

Shower Room 6' 3" x 5' 6" (1.90m x 1.68m)

Three piece suite including shower cubicle. low level W.C and a pedestal hand wash basin. Ceiling light point, double glazed window to the side elevation and a heated chrome towel rail.

2nd Floor Landing

Electronic velux window complete with rain sensor brings in an abundance of natural light.

Master Bedroom 12' 7" x 12' 3" (3.83m x 3.73m)

Ceiling light point, coving to the ceiling, wall mounted radiator and double glazed window to the rear.

Externally

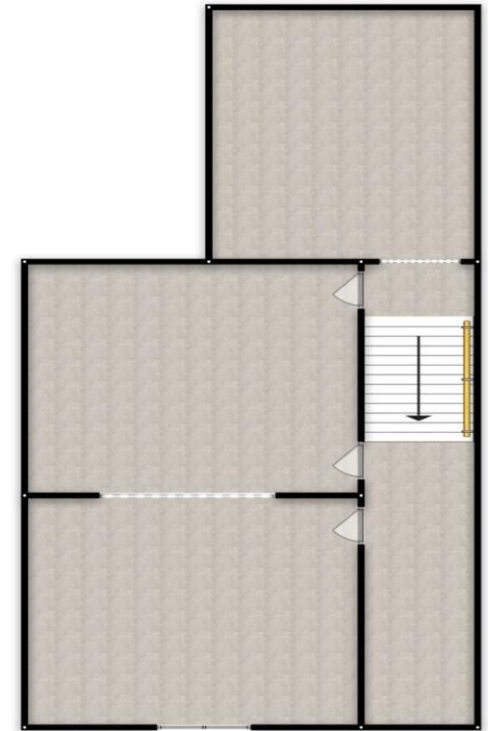
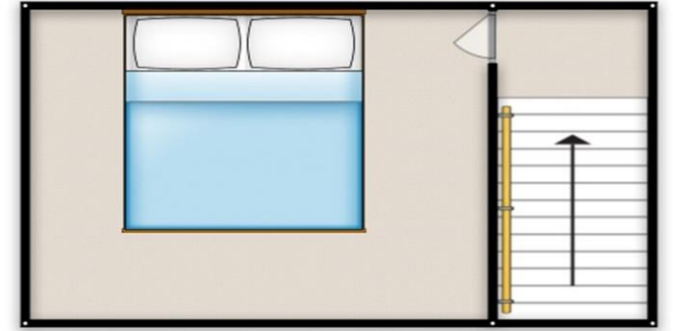
A low maintenance yard to the front set behind a low lying brick built wall and gate. To the rear is a flagged yard with gated access to the secure alleyway.




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)

 Pembroke Street SALFORD M6 5GS	Energy rating C	Valid until: 2 February 2032 Certificate number: 0360-2562-3120-2102-8341
--	---------------------------	--

Property type

Mid-terrace house

Total floor area

112 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. 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

