



**HILLS**

Located on a quiet CUL-DE-SAC is this EXTENDED TWO BEDROOM SEM-DETACHED HOME! This property has so much to offer and benefits from OFF ROAD PARKING, TWO RECEPTION ROOMS, NEWLY FITTED SHOWER ROOM AND A PEBBLE DASH DETACHED GARAGE/SHED. This would be perfect for first time buyers or someone looking to downsize. The property comprises from an entrance hall, bay fronted lounge modern fitted kitchen and the dining room with bi-folding doors that open on to the rear garden, to the ground floor. To the first floor is two bedrooms and a modern fitted shower room. Externally to the front and side is space for off road parking, whilst to the rear is a beautiful laid to lawn garden complete with decking. The property is double glazed throughout and warmed by gas wall heaters. Located close to Salford Quays/Media City, good transport links and Salford Royal Hospital. Call the office today to arrange your viewing!

**The Mead  
Salford, M5 5LL**

**Offers in Excess of £200,000**

**0161 7074900  
sales@hills.agency**



**Hallway**

Double glazed window to the side, uPVC door to the side, ceiling light point and laminate flooring.

**Lounge** 12' 8" x 13' 3" (3.86m x 4.04m)

Double glazed window to the front, ceiling light point, two wall light points, gas fire and carpeted floors.

**Dining Room/Extension** 10' 10" x 9' 0" (3.3m x 2.74m)

Bi-fold doors to the rear, ceiling light point, wall-mounted gas heater and laminate flooring.

**Kitchen** 9' 5" x 8' 10" (2.87m x 2.69m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven, space for washing machine, space for dishwasher and space for fridge/freezer. Ceiling light point, tiled splashbacks, wall-mounted gas heater and laminate flooring.

**Landing**

Ceiling light point and loft hatch.

**Bedroom One** 13' 4" x 12' 7" (4.06m x 3.83m)

Double glazed bay window to the front, ceiling light point, wall-mounted gas heater and wooden flooring.

**Bedroom Two** 7' 6" x 11' 2" (2.28m x 3.4m)

Double glazed window to the rear, ceiling light point and carpeted floors.

**Bathroom** 4' 8" x 4' 8" (1.42m x 1.42m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and shower cubicle with electric shower over. Double glazed window to the rear, ceiling spotlights, tiled walls and tiled flooring.

**Loft** 6' 5" x 10' 7" (1.95m x 3.22m)

Velux window and carpeted floors.

**Externally**

To the front and side is off road parking and access to the garage/shed, whilst to the rear is a laid to lawn garden complete with a pond.



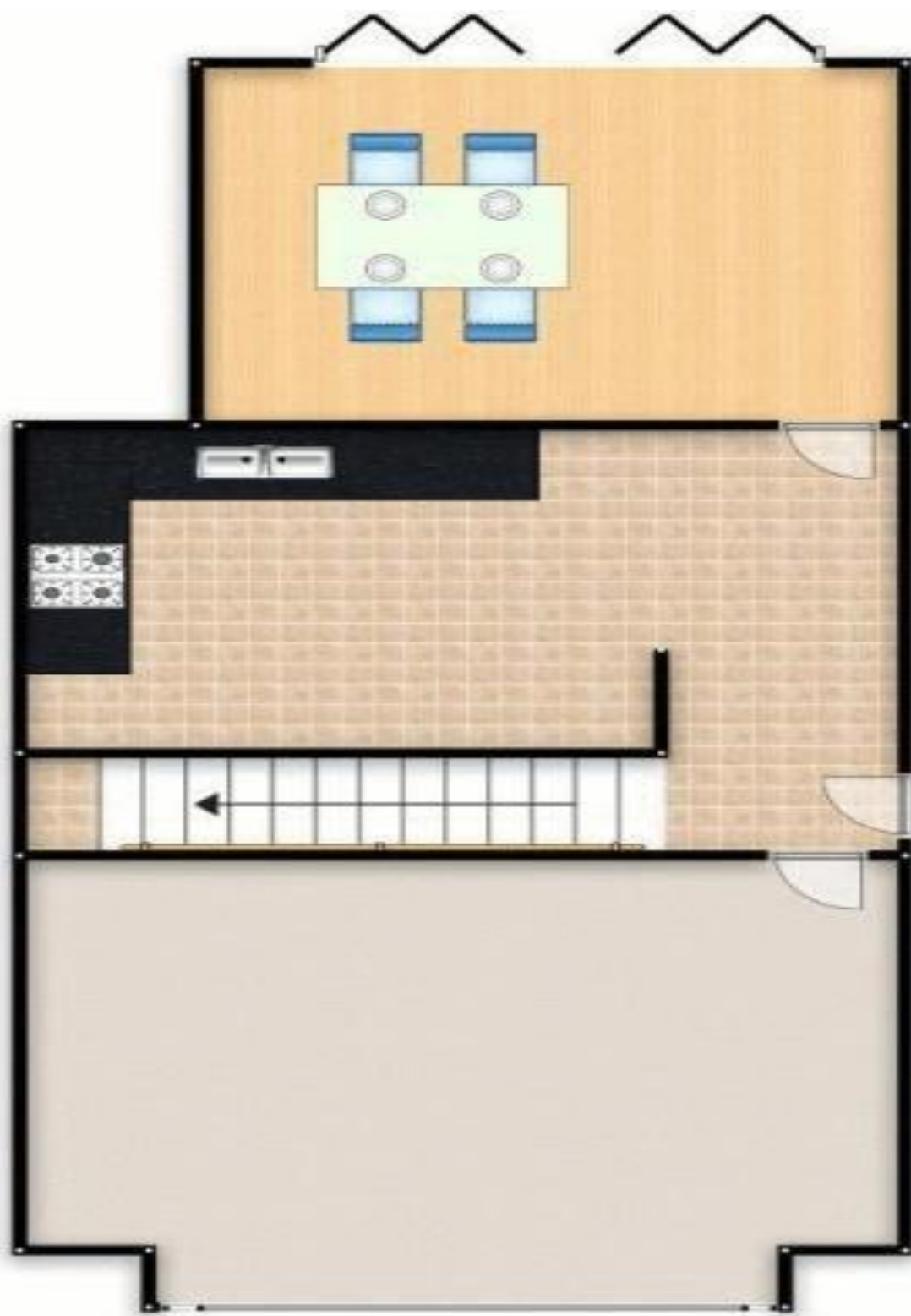
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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)



Energy rating

F

Valid until:

29 January 2028

Certificate number:

0255-2860-7992-4078-1715

## Property type

Semi-detached house

## Total floor area

70 square metres

## Rules on letting this property

**⚠ You may not be able to let this property**

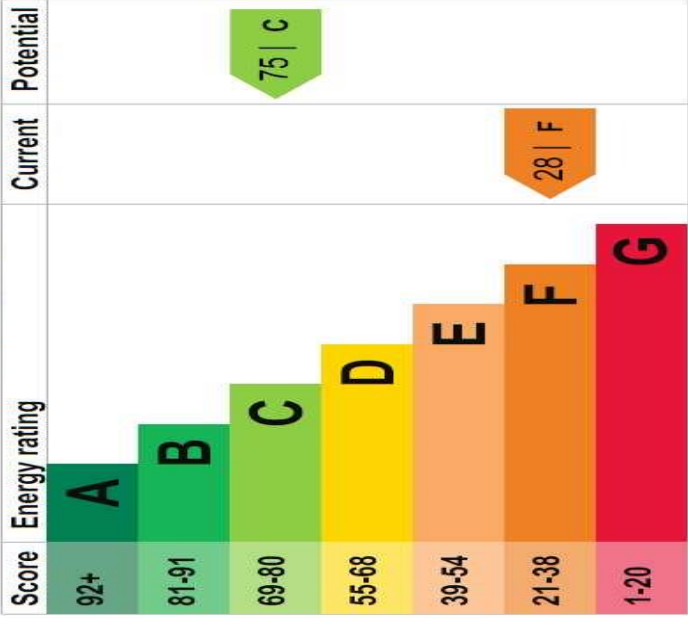
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-qualifying-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

[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    | Cavity wall, filled cavity                 | Average   |
| Wall    | Cavity wall, as built, insulated (assumed) | Good      |
| Roof    | Pitched, no insulation (assumed)           | Very poor |