



HILLS

*****STUNNING RENOVATED THREE BEDROOM END TERRACE***** Stop and take a look at this well-presented three bedroom property on a quiet cul-de-sac, that is WALKING DISTANCE TO SALFORD QUAYS/MEDIA CITY and has EXCELLENT TRANSPORT LINKS to the CITY CENTRE! This property would be ideal for first time buyers and investors alike! The ground floor comprises of an entrance hall, along with an open plan kitchen diner and lounge. To the first floor, there are THREE BEDROOMS and a MODERN FITTED BATHROOM. The property is gas central heated and double glazed throughout. Externally to the front there is off-road parking whilst to the rear there is a good size garden. Get in touch today to secure your viewing!

Lascar Avenue
Salford, M5 3AF

Offers in Excess of £220,000

0161 7074900
sales@hills.agency

Lounge 12' 2" x 10' 6" (3.7m x 3.2m)

Ceiling light point and wall mounted radiator.

Kitchen/Diner 21' 0" x 8' 2" (6.4m x 2.5m)

Kitchen fitted with a range of modern wall and base units with complementary work surfaces and integrated sink and drainer unit. Integrated oven and hob unit and fridge-freezer. Ceiling spot lights and double glazed window.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 12' 6" x 8' 6" (3.8m x 2.6m)

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

Bedroom Two 12' 2" x 5' 3" (3.7m x 1.6m)

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

Bedroom Three 15' 1" x 6' 3" (4.6m x 1.9m)

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

W.C 4' 7" x 2' 7" (1.4m x 0.8m)

Fitted with a W.C, ceiling light point and double glazed window.

Bathroom 8' 2" x 4' 11" (2.5m x 1.5m)

Fitted with a three piece suite including a hand wash basin, shower cubicle and bath tub. Ceiling spot lights and double glazed window.

Externally

To the front is a gated driveway for multiple cars and to the rear is a large low maintenance yard.




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)

 Lascar Avenue SALFORD M5 3AF	Energy rating C	Valid until: 5 May 2032 Certificate number: 0264-3011-9205-6662-5204
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Property type

End-terrace house

Total floor area

78 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

