



Situated on a quiet CUL-DE-SAC is this THREE BEDROOM FAMILY HOME! Located close to Salford Quays/Media City & excellent transport links. The property benefits from A FAMILY LOUNGE, OPEN PLAN KITCHEN/DINER, OFF ROAD PARKING & A GARAGE! The property comprises from a welcoming hallway, bay fronted lounge, spacious dining room/ kitchen to the ground floor. To the first floor is three well-proportioned bedrooms and a fitted bathroom suite. The property is gas central heated & double glazed throughout! Externally to the front is off road parking, whilst to the rear is a laid to lawn garden and the garage. Early viewings highly recommended, call the office to arrange your viewing!

**The Garth**  
**Salford, M5 5HT**

**Offers in Excess of £250,000**

**0161 7074900**  
**[sales@hillsresidential.co.uk](mailto:sales@hillsresidential.co.uk)**

## **Entrance Hallway**

Entrance door leading to hallway, wall mounted radiator and laminate floors.

## **Lounge 10' 10" x 13' 11" (3.295m x 4.231m)**

Double glazed bay window, ceiling light point, wall mounted radiator, electric fire and original floorboards.

## **Kitchen/Diner 15' 5" x 13' 0" (4.687m x 3.964m)**

A range of wall and base units with complementary worktop surfaces, integrated sink and drainer unit and integrated oven and hob with space for a washing machine and fridge/freezer. Double glazed window and patio doors to the rear, two ceiling light points, wall mounted radiator and laminate floors.

## **Bedroom One 4.031**

Double glazed window, ceiling light point, wall mounted radiator, fitted wardrobes and carpeted floors.

## **Bedroom Two 10' 5" x 10' 2" (3.180m x 3.091m)**

Double glazed window, ceiling light point, wall mounted radiator and carpeted floors.

## **Bedroom Three 6' 7" x 7' 8" (1.996m x 2.328m)**

Double glazed window, ceiling light point, wall mounted radiator and carpeted floors.

## **Bathroom 6' 3" x 7' 4" (1.898m x 2.233m)**

Three piece suite comprising of a low level WC, hand wash basin and bath with a shower over. Double glazed window to the side, ceiling light point, heated towel radiator and tiled floors.

## **Externally**

Externally to the front is off road parking, whilst to the rear is a laid to lawn garden and the garage.



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

## The Garth, SALFORD, M5 5HT

Dwelling type: Semi-detached house  
Date of assessment: 28 January 2015  
Date of certificate: 30 January 2015

Reference number: RdsAP, existing dwelling  
Type of assessment: Total floor area: 74 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

### Estimated energy costs of dwelling for 3 years:

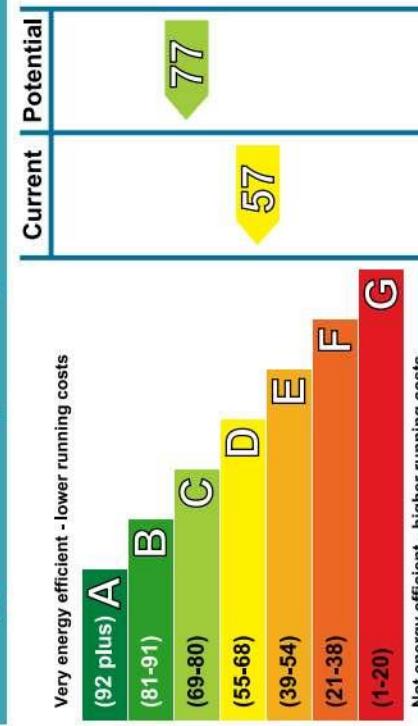
Over 3 years you could save

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 147 over 3 years	
Heating	£ 2,166 over 3 years	£ 1,911 over 3 years	
Hot Water	£ 345 over 3 years	£ 153 over 3 years	
<b>Totals</b>	<b>£ 2,802</b>	<b>£ 2,211</b>	<b>You could save £ 591 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 111
2 Low energy lighting for all fixed outlets	£45	£ 123
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 210

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.