



Hills Residential

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**

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)

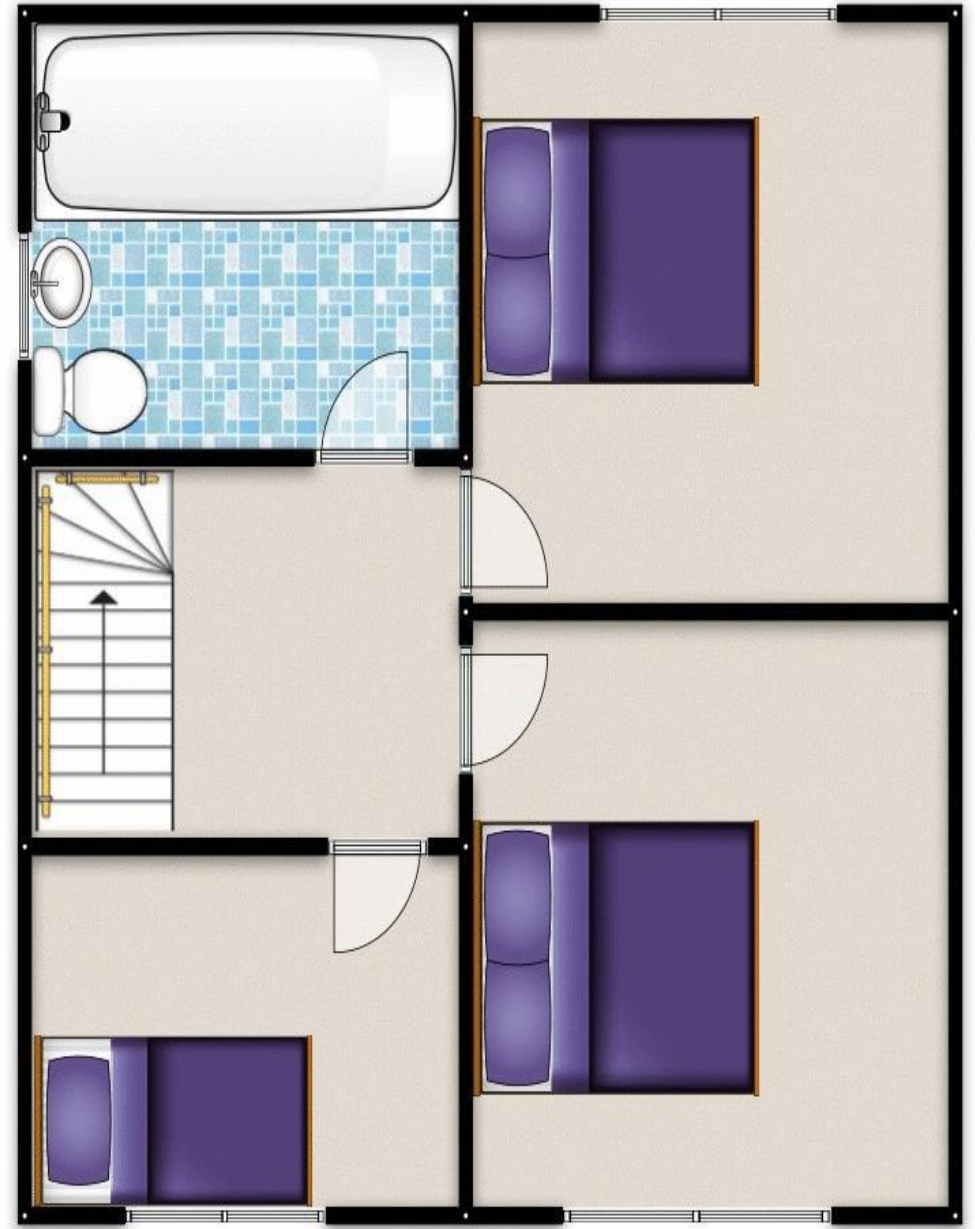
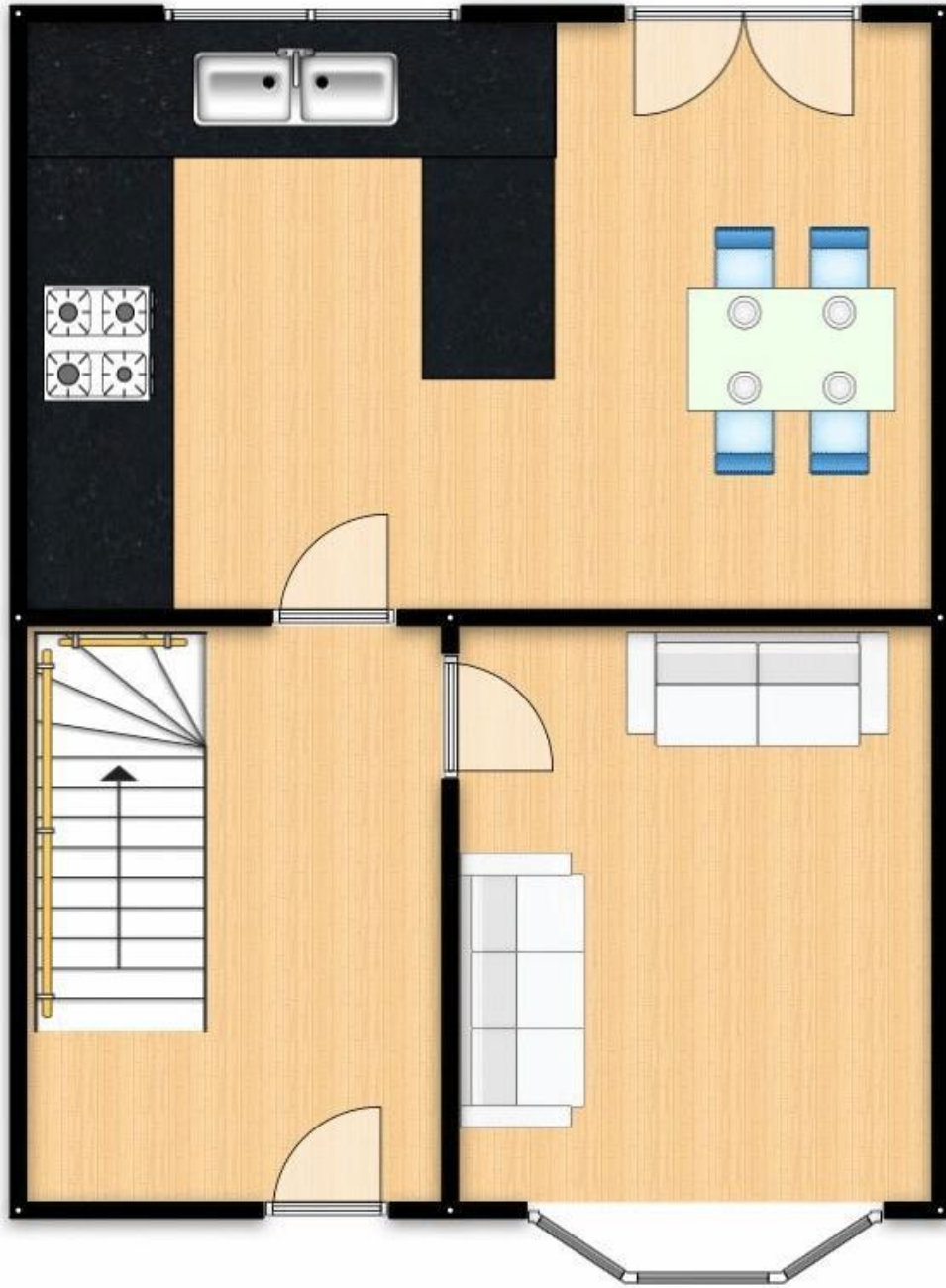
Three piece suite comprising of a low level WC, hand wash basin and bath with a shower over. Double glazed window to the side, ceiling light point, heated towel radiator and tiled floors.

Externally

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







Energy Performance Certificate

The Garth, SALFORD, M5 5HT

Dwelling type:	Semi-detached house	Reference number:	
Date of assessment:	28 January 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 January 2015	Total floor area:	74 m ²

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:

£ 2,802

Over 3 years you could save

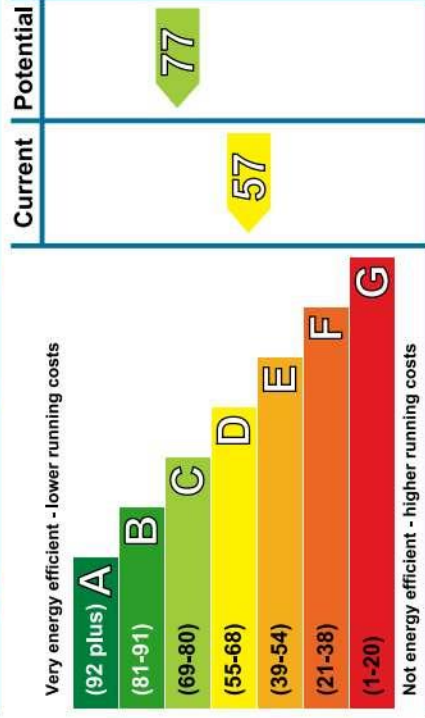
£ 591

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	
Totals	£ 2,802	£ 2,211	

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.