



**** NO CHAIN**** Take a look at this **WELL-PRESENTED** and **SPACIOUS TWO DOUBLE BEDROOM** modern home only built in 2008 located on Asten Fold. The property benefits from **DRIVEWAY, OPEN PLAN LOUNGE & DINING SPACE, MODERN FITTED KITCHEN, ADDITIONAL DOWNSTAIRS W.C** and a **PRIVATE REAR GARDEN**. the property coming fully double glazed and gas central heated. The ideal first home or family home the property is ideally located close to excellent transport links and amenities and comes highly recommended for viewing. The property opens into a welcoming hallway, with a bedroom and guest W.C and utility space to the ground floor. With a further bedroom, family bathroom, lounge, modern fitted kitchen and dining space located to the 1st floor. Access to the rear is via the dining space and opens property has a private and enclosed garden laid to lawn to the rear that benefits from not being overlooked.. For further details or to arrange your viewing contact the office today!

Asten Fold
Salford, M6 7JH

Offers Over £155,000

0161 7074900
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Hallway

Entrance door to the front, ceiling light point and laminate floors.

Bedroom One 9' 3" x 13' 0" (2.822m x 3.953m)

Double glazed window to the front, ceiling light point, wall mounted radiator and wooden floors.

WC 6' 10" x 5' 4" (2.093m x 1.636m)

Two piece suite comprising of a low level WC and hand washbasin. Ceiling light point, space for a washing machine and tiled floors.

Bedroom Two 9' 3" x 12' 4" (2.823m x 3.763m)

Double glazed window to the front, ceiling light point, wall mounted radiator and laminate floors.

Bathroom 5' 8" x 9' 4" (1.737m x 2.843m)

Three piece suite comprising of a low level WC, hand wash basin and bath with shower over. Double glazed window, inset spotlights and tiled floors.

Lounge 12' 6" x 10' 9" (3.799m x 3.265m)

Double glazed windows to the front and side, ceiling light point, wall mounted radiator and laminate floors.

Kitchen 8' 0" x 8' 6" (2.430m x 2.585m)

A range of wall and base units with complementary work top surfaces and an integrated sink and drainer unit and oven and hob. Double glazed window to the side, space for washing machine and fridge freezer, inset spotlights and tiled floors.

Dining Room 7' 2" x 7' 5" (2.191m x 2.257m)

Double glazed window to the rear and side, ceiling light point, wall mounted radiator and tiled floors.

Externally

To the rear, accessed via the dining room is a flagged patio area and garden laid to lawn. The rear benefits from not being overlooked to the rear.







Energy Performance Certificate

Asten Fold, SALFORD, M6 7JH

Dwelling type:	Semi-detached house	Reference number:	
Date of assessment:	17 December 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	29 December 2013	Total floor area:	69 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:

£ 1,437

Over 3 years you could save

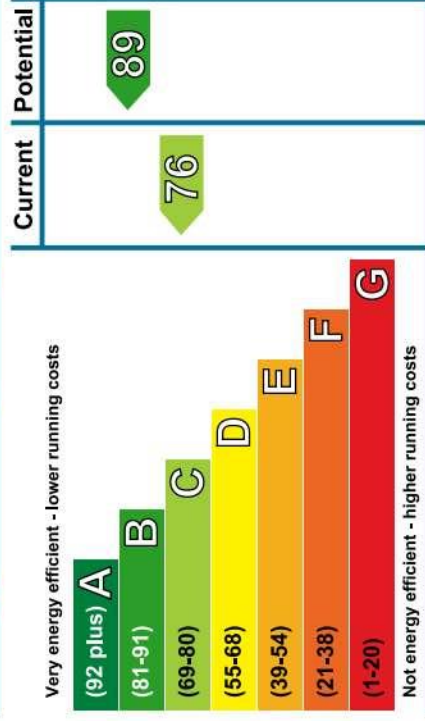
£ 114

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 135 over 3 years	
Heating	£ 999 over 3 years	£ 1,005 over 3 years	
Hot Water	£ 258 over 3 years	£ 183 over 3 years	
Totals	£ 1,437	£ 1,323	You could save £ 114 over 3 years

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 Low energy lighting for all fixed outlets	£20	£ 39
2 Solar water heating	£4,000 - £6,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 672

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.