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Hills Residential

** 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
sales@hillsresidential.co.uk

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.



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

Asten Fold, SALFORD, M6 7JH

Dwelling type: Semi-detached house
Date of assessment: 17 December 2013
Date of certificate: 29 December 2013
Total floor area: 69 m²

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 | £ 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 | |

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



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.