



HILLS

*****MODERN SEMI-DETACHED FAMILY HOME***** Ideally situated close to SALFORD ROYAL HOSPITAL with exceptional transport links, amenities, good local schooling and well-kept public parks. This TWO BEDROOM property features a MODERN KITCHEN, downstairs W/C, LARGE LOUNGE and OFF ROAD PARKING! This property comprises of an entrance hall, SPACIOUS LOUNGE, MODERN FITTED KITCHEN, and w/c to the ground floor. To the first floor there are TWO DOUBLE BEDROOMS, and a modern fitted bathroom. The property is gas central heated & double glazed throughout. Externally is a driveway providing off-road parking, whilst to the rear is a good garden with a patio area that benefits from the sun. Call the office today to arrange your viewing!

**Kennedy Road
Salford, M5 5FT**

Offers in Excess of £180,000

**0161 7074900
sales@hills.agency**

Entrance Hallway

Two ceiling light points, wall mounted radiator and laminate wood effect flooring.

Kitchen 10' 6" x 6' 4" (3.207m x 1.940m)

Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. With an integrated oven,hob and extractor. With space and plumbing for a washing machine and fridge/freezer. Inset spot lights, double glazed window and cushioned flooring.

Guest W.C 6' 5" x 3' 6" (1.951m x 1.061m)

Low level W.C, hand wash basin, ceiling light point and cushioned flooring.

Lounge / Diner 13' 0" x 11' 10" (3.955m x 3.613m)

A well-presented family lounge complete with a ceiling light point, wall mounted radiator, laminate wood effect flooring. Double glazed doors open onto the rear garden with additional double glazed windows to each side bringing natural light into the property.

First Floor Landing

Ceiling light point and access to boarded loft with shelves for storage.

Bedroom One 13' 0" x 12' 0" (3.962m x 3.659m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation.

Bedroom Two 13' 0" x 10' 5" (3.959m x 3.177m)

Ceiling light point, double glazed window to the front and a wall mounted radiator. Carpeted flooring

Bathroom 6' 7" x 6' 1" (2.005m x 1.842m)

Fitted with a three piece suite including bath with shower over, low level W.C and a pedestal hand wash basin. Inset spot lights, part tiled walls, heated towel rail and cushioned flooring.

Externally

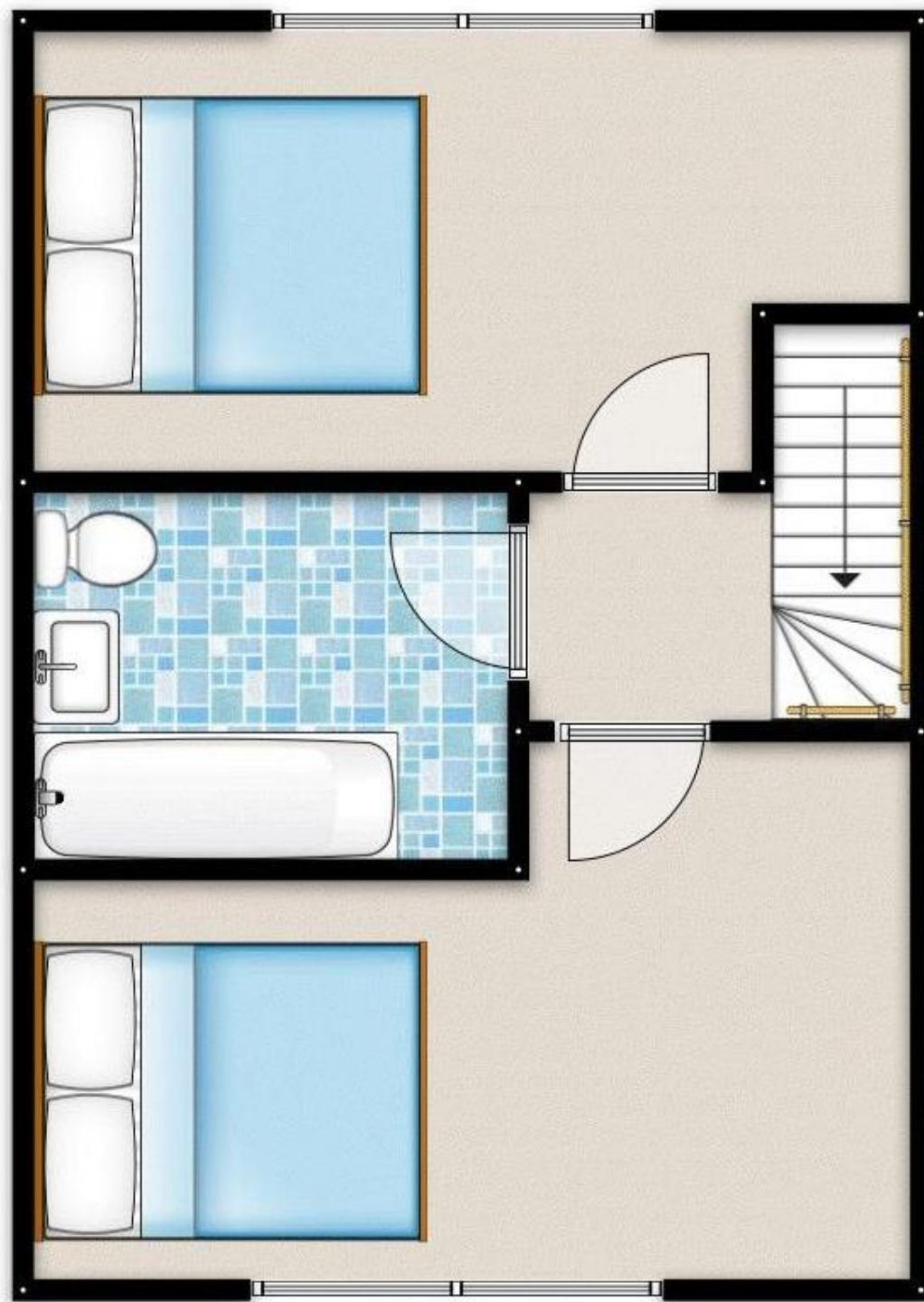
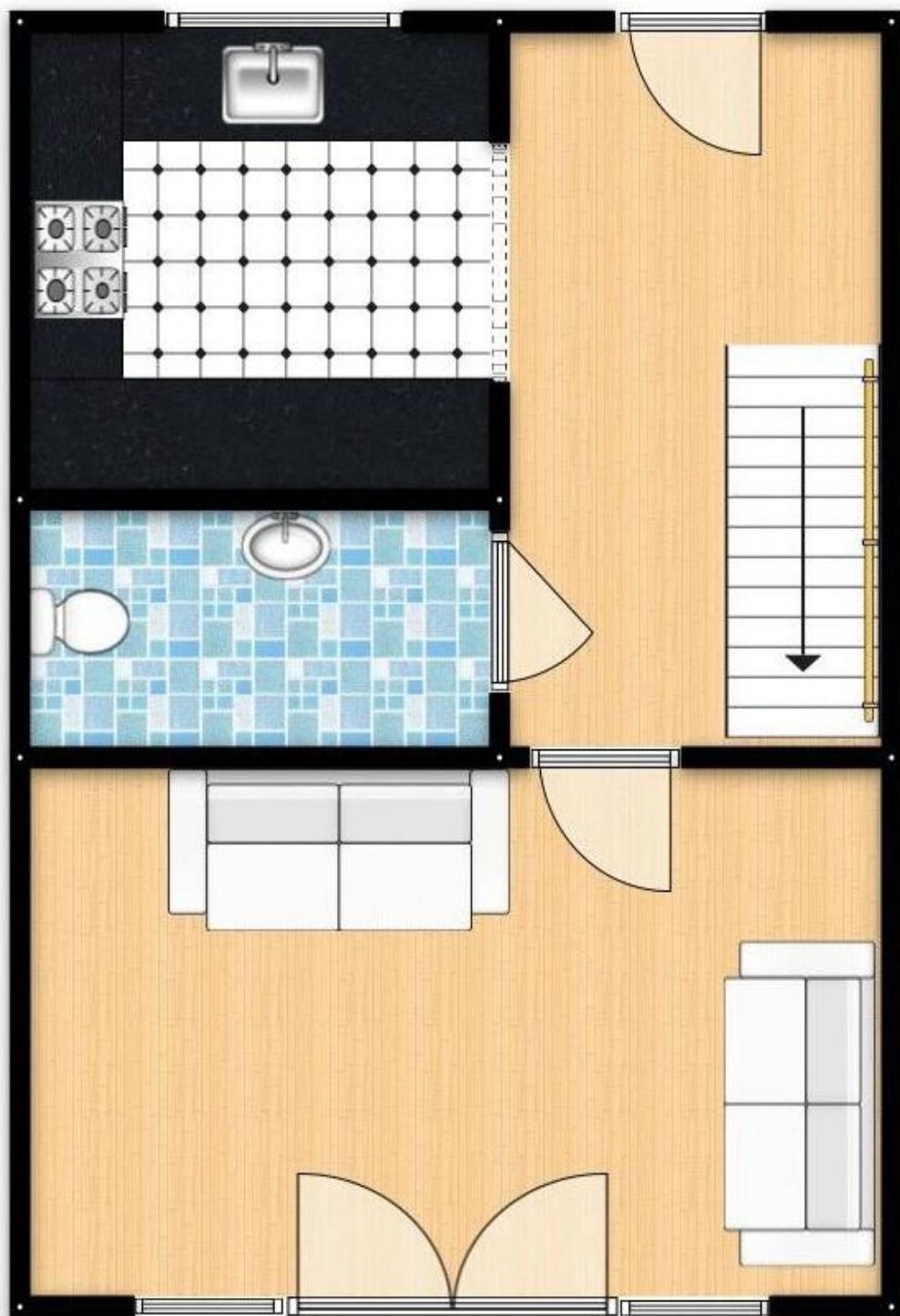
To the front is a driveway for off road parking and to the rear is a large enclosed garden complete with laid to lawn grass and complete with a patio area.




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)



Kennedy Road
SALFORD
M5 6FT

Energy rating
B

Valid until:
14 May 2029
Certificate number:
8441-7335-6810-1395-6992

Property type
Semi-detached house

Total floor area
66 square metres

Rules on letting this property

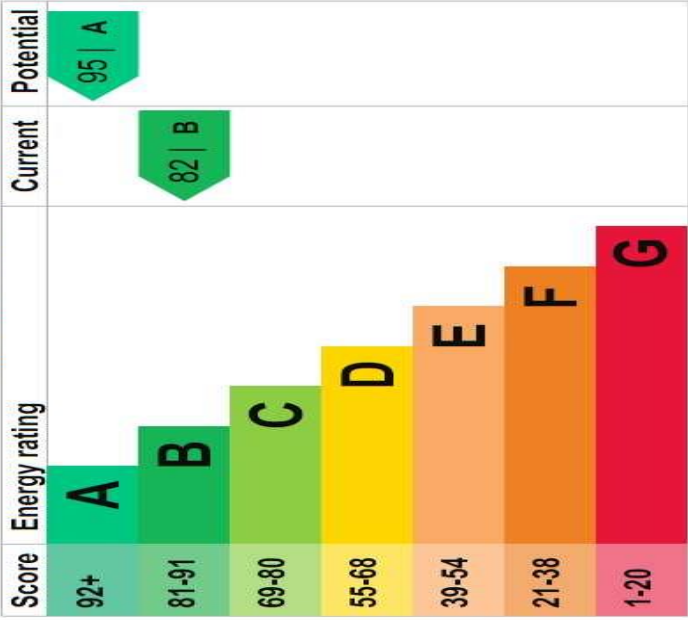
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-guidance) (<https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[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

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.23 W/m²K	Very good
Roof	Average thermal transmittance 0.1 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good