



COMING SOON!! PICK YOUR BAGS UP AND MOVE IN to this FULLY RENOVATED and RE-FURNISHED property situated close to MEDIA CITY and SALFORD QUAYS!! Not to be missed the property has been FULLY RE-WIRED, has a NEW KITCHEN, NEW COMBI BOILER, NEW DOORS, RE-SKIMMED, PAINTED and FULL NEW CARPETS THROUGHOUT!! Ideally located close to excellent transport links and amenities, the property boasts a large lounge, separate dining room and modern fitted kitchen to the ground floor. With two bedrooms and a fitted bathroom to the first floor. Available in the next few weeks, register your interest for first viewings by calling the office on 01617074900 today!

Wythburn Street  
Salford, M6 5LB

**Monthly Rental Of £1,050**

**0161 7074900**  
**info@hillsresidential.co.uk**

**Lounge** 13' 0" x 11' 8" (3.96m x 3.55m)

Double glazed window to the front elevation, ceiling light point and a wall mounted radiator

**Dining Room** 14' 4" x 12' 9" (4.37m x 3.88m)

Double glazed window to the rear, ceiling light point and a wall mounted radiator

**Kitchen** 10' 7" x 5' 4" (3.22m x 1.62m)

Fitted with a stunning and new range of wall and base units with complementary roll edge work surfaces and an integral sink and drainer unit. Built in oven/hob, with space and plumbing for a washing machine and fridge/freezer. Double glazed window to the side and UPVC door to the rear courtyard. Boiler, ceiling light point and part tiled walls.

**First Floor Landing**

Ceiling light point

**Bedroom One** 12' 9" x 11' 9" (3.88m x 3.58m)

Double glazed window to the front elevation, ceiling light point and a wall mounted radiator

**Bedroom Two** 13' 1" x 6' 9" (3.98m x 2.06m)

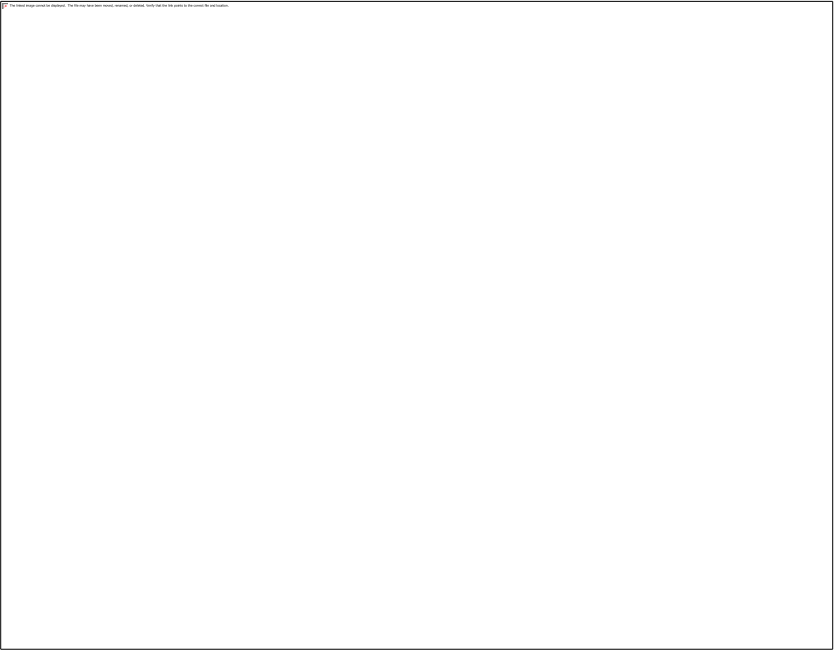
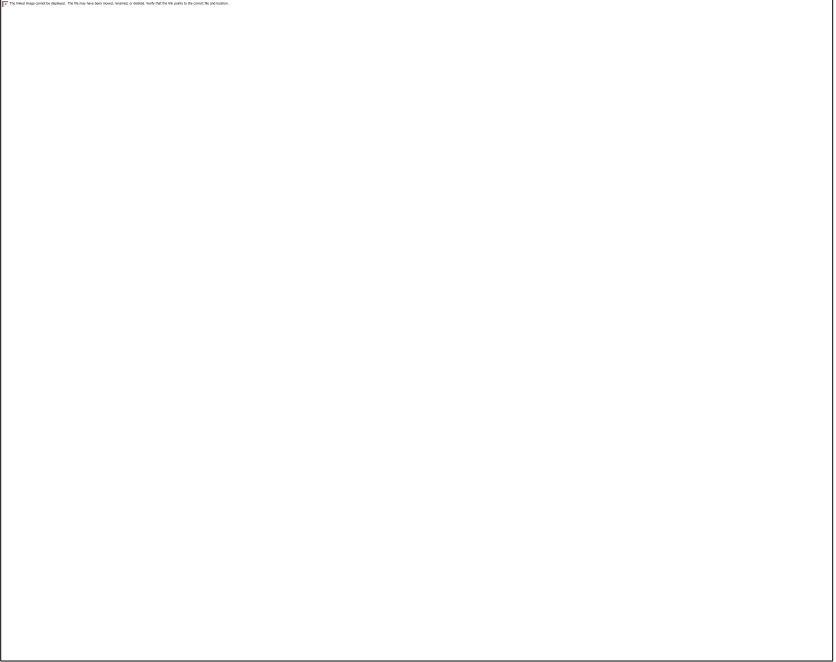
Double glazed window to the rear, ceiling light point and a wall mounted radiator.

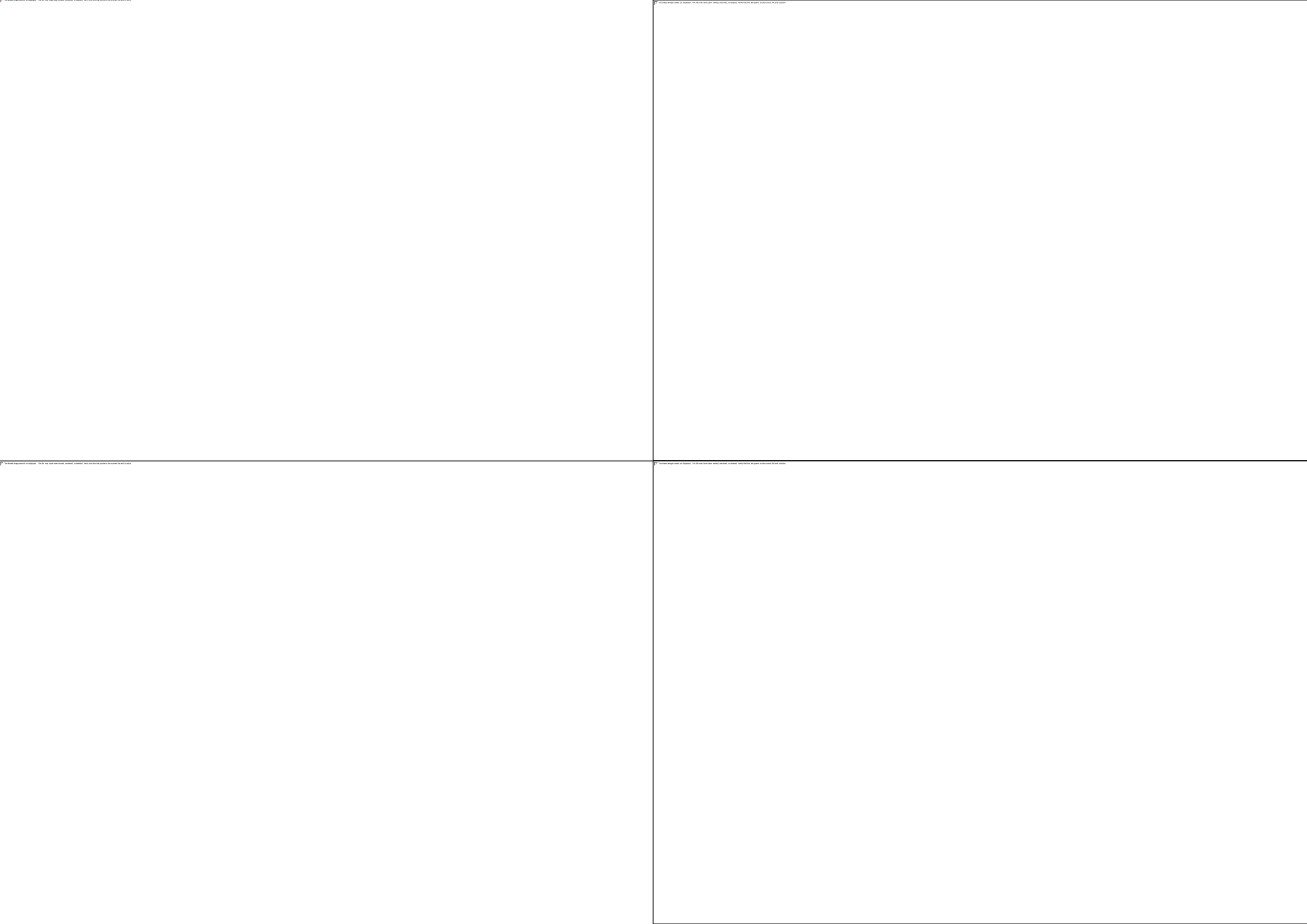
**Bathroom** 5' 9" x 5' 0" (1.75m x 1.52m)

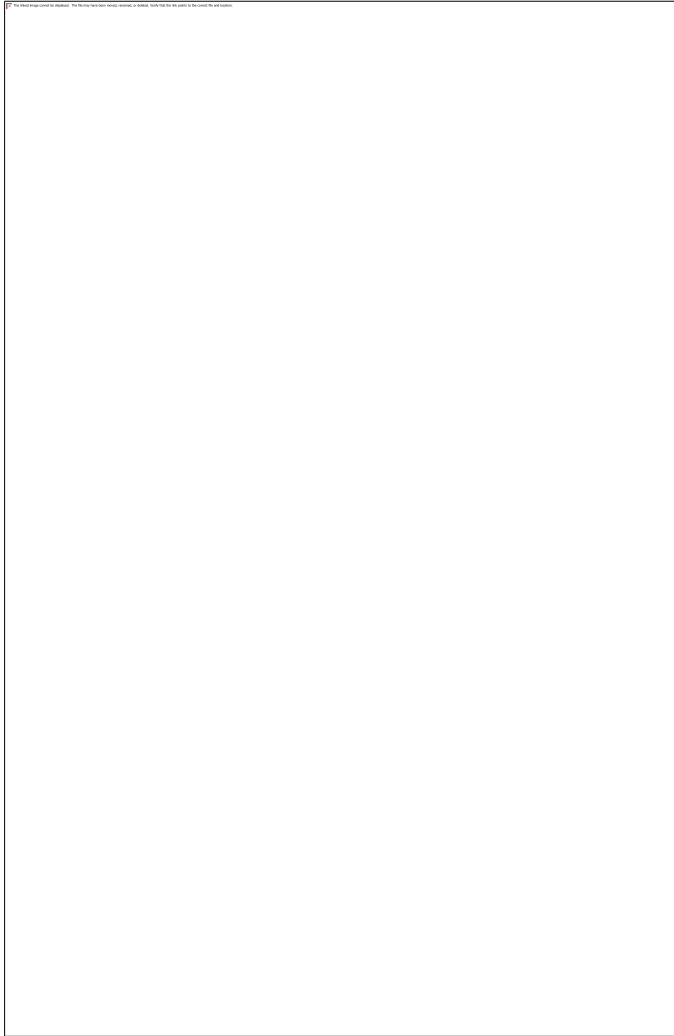
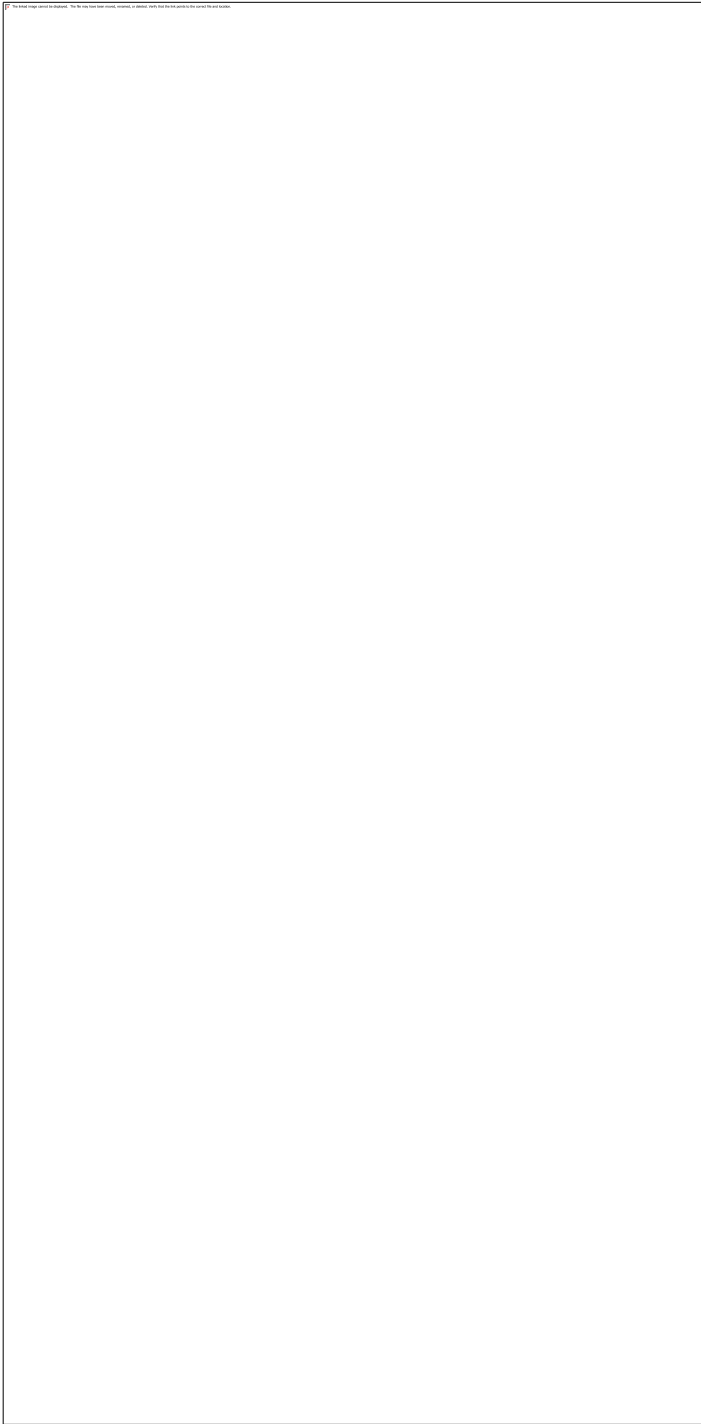
Fitted with a modern three piece white suite including panelled bath, low level W.C and a pedestal hand wash basin. Ceiling light point and wall mounted radiator. Double glazed window to the rear and part tiled

**Externally**

To the rear of the property a flagged yard with access to a secure gated alleyway







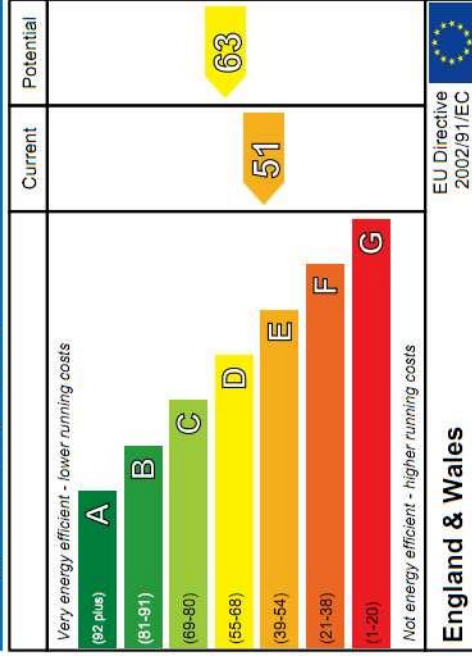
# Energy Performance Certificate

14 Wythburn Street  
SALFORD  
M6 5LB

Dwelling type: Mid-terrace house  
Date of assessment: 11 September 2009  
Date of certificate: 13 September 2009  
Reference number: 8603-5195-1120-2596-8113  
Total floor area: 66 m<sup>2</sup>

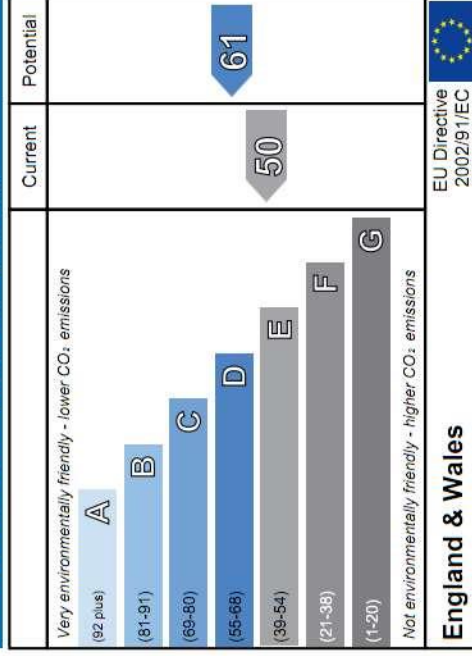
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact Rating (CO<sub>2</sub>)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	392 kWh/m <sup>2</sup> per year	296 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.2 tonnes per year	3.2 tonnes per year
Lighting	£61 per year	£33 per year
Heating	£703 per year	£550 per year
Hot water	£92 per year	£87 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)