



**** CHIMNEY POT PARK **** Renovated in 2006 by URBAN SPLASH and is now an AWARD-WINNING DEVELOPMENT!! Located close to MEDIA CITY, SALFORD QUAYS AND LANGWORTHY TRAM STOP! The property has an extra room to the first floor which is currently being used as a bedroom, making this bigger than most. The property benefits from a 23FT LOUNGE/diner, STUNNING FITTED KITCHEN AND PRIVATE PARKING TO THE FRONT! To the ground floor is two double bedrooms, a three-piece bathroom suite and under stairs storage with space for a washing machine. To the first floor there is the spacious lounge/diner which opens onto the garden terrace and a double bedroom. To the third floor there is a modern fitted kitchen. This would be perfect for first time buyers and investors alike. Call the office today on 01617074900 to arrange your viewing!

**Ash Street
Salford, M6 5NA**

Offers in Excess of £170,000

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

Entrance Hallway

Entrance door to the front, ceiling light point and carpeted floors. Space for washing machine and boiler.

Bedroom One 8' 5" x 8' 3" (2.56m x 2.51m)

Double glazed full height light-well window, wall-mounted radiator, ceiling light point and carpeted floors.

Bedroom Two 8' 3" x 7' 9" (2.51m x 2.36m)

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

Bathroom 5' 9" x 5' 1" (1.75m x 1.55m)

High specification modular white bathroom suite comprising of low level WC, wall-mounted hand wash basin and sunken bath beneath removable timber deck with thermostatic shower attachment overhead. Wall-mounted towel radiator, extractor, hard wooden floors and three ceiling spot lights.

Lounge/Diner 23' 9" x 11' 9" (7.23m x 3.58m)

Double glazed window to the front and sliding doors to the rear, wall-mounted radiator, ceiling spotlights and laminate flooring. TV point, phone point and power points.

Lounge 11' 9" x 10' 3" (3.58m x 3.12m)

Ceiling light point, Velux window, double glazed window to the front, wall-mounted radiator and laminate flooring.

Kitchen 10' 3" x 8' 6" (3.12m x 2.59m)

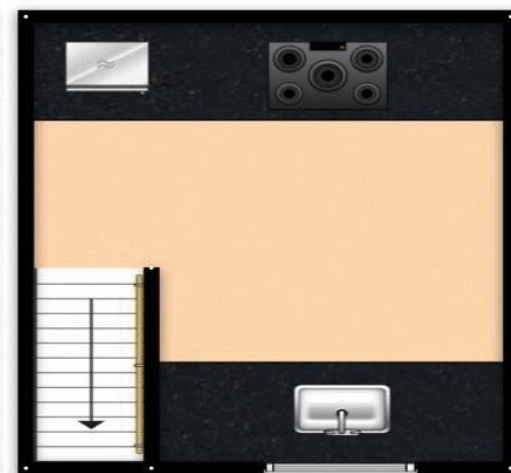
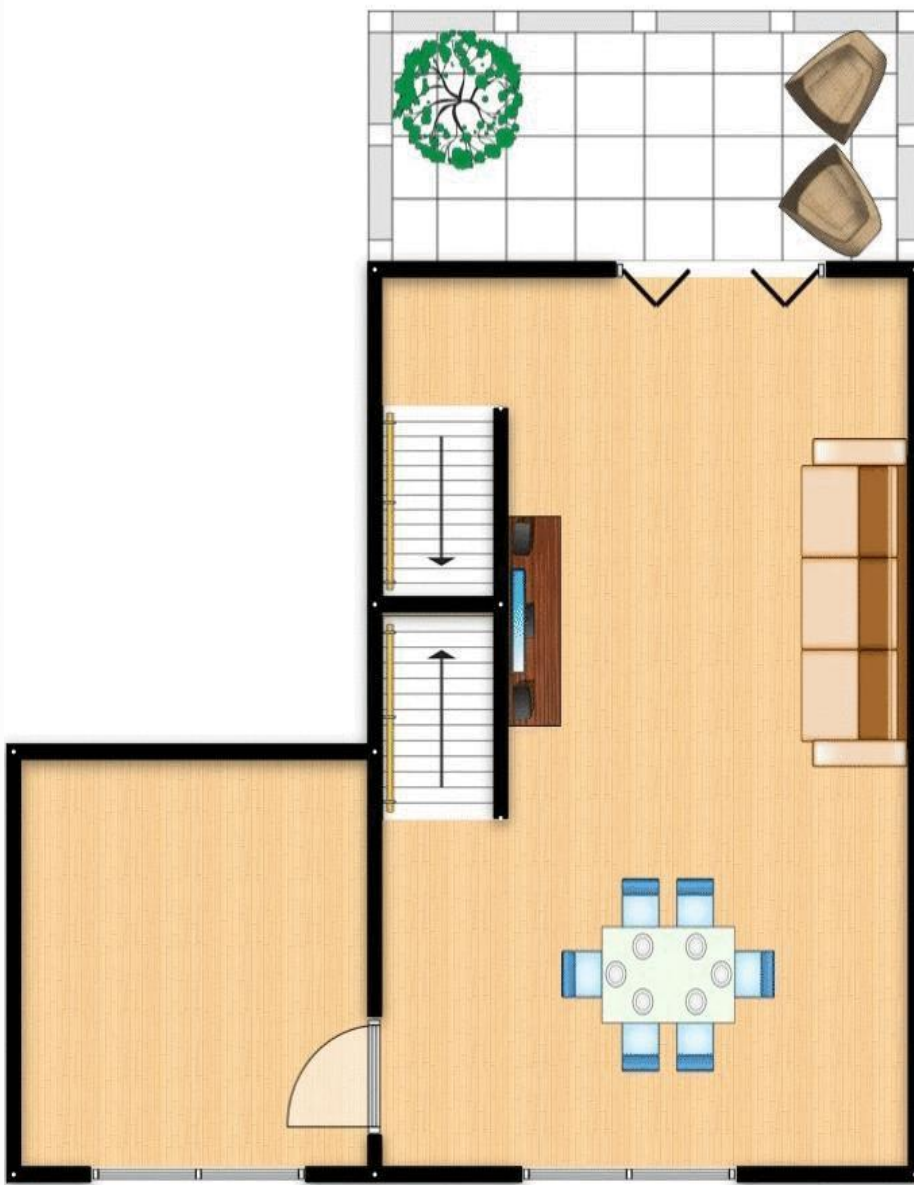
One Velux window to the front, power points and six ceiling spotlights. Base units with complimentary roll top work surfaces and integrated sink with drainer, electric hob and oven with extractor over. Built-in fridge, built-in freezer and laminate flooring.

Externally

Private decked seating area on the first floor terrace, with planted borders and gardens with paved patio. The location is ideal for city commuters, being only a short drive to Manchester. Salford Quays and MediaCityUK are even closer. Metrolink and bus stops are within walking distance and the region's Motorway network is also close by. These award winning houses, were redesigned by Urban Splash into modern, eco-friendly homes, built to high quality design standards, preserving the traditional street scene of the city's famous terraced houses. This 'upside-down house' has light and spacious living/dining areas with gardens raised to first floor level, and bedrooms and a bathroom located at the lower level.







Energy Performance Certificate

Ash Street, SALFORD, M6 5NA

| | | | |
|----------------------|-------------------|---------------------|--------------------------|
| Dwelling type: | Mid-terrace house | Reference number: | |
| Date of assessment: | 04 September 2014 | Type of assessment: | RdSAP, existing dwelling |
| Date of certificate: | 05 September 2014 | Total floor area: | 62 m ² |

Use this document to:

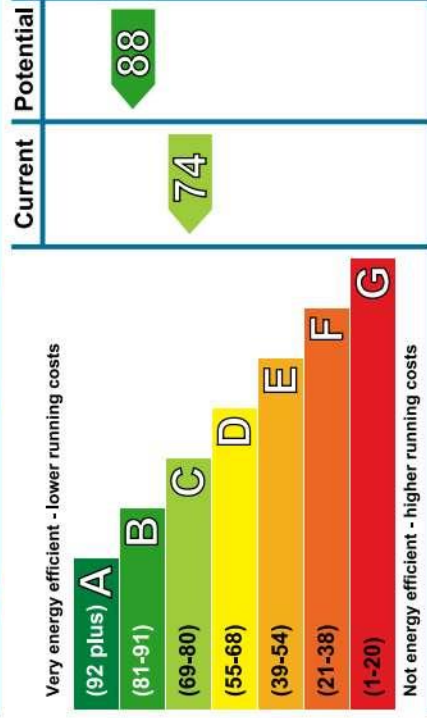
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|-------------------------------------------------|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,518 |
| Over 3 years you could save | £ 78 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 132 over 3 years | £ 132 over 3 years | |
| Heating | £ 1,119 over 3 years | £ 1,119 over 3 years | |
| Hot Water | £ 267 over 3 years | £ 189 over 3 years | |
| Totals | £ 1,518 | £ 1,440 | |

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 Solar water heating | £4,000 - £6,000 | £ 81 |
| 2 Solar photovoltaic panels, 2.5 kWp | £9,000 - £14,000 | £ 714 |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.