



Built in 2015 is this SPACIOUS and WELL-PRESENTED FOUR BEDROOM TOWNHOUSE that features a 180SQFT KITCHEN DINER, LARGE FAMILY LOUNGE and TWO ALLOCATED PARKING SPACES. Situated on a popular, modern development close to Salford Quays & Media City the property offers excellent accommodation spread over three floors. With a welcoming entrance hallway, open plan kitchen diner, guest W.C and bedroom to the ground floor. With a further bedroom, W.C and FAMILY LOUNGE complete with Juliet balcony to the 1st floor and two further DOUBLE BEDROOMS and the family bathroom located to the 2nd floor. The property benefits from a high-quality broadband connection and comes fully gas central heated and double glazed. Externally the property has two allocated parking spaces to the front and a private enclosed garden laid to lawn to the rear. Located at the back of the development with no houses opposite, if you are looking for a home with plenty of space that you could move straight into, you may just have found it! Contact the office today for more information or to book your viewing!

Florin Lane
Salford, M6 5TF

Offers in Excess of £245,000

0161 7074900
sales@hillsresidential.co.uk

Entrance Hallway

Ceiling light point, storage cupboard and carpeted floors.

Kitchen Diner 14' 1" x 13' 8" (4.304m x 4.169m)

Fitted with a modern range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated oven, hob dishwasher and fridge/freezer with space for a washing machine. Double glazed window to the rear, two ceiling light points and vinyl floors.

Bedroom One 7' 1" x 11' 0" (2.152m x 3.362m)

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

Guest WC 4' 11" x 7' 1" (1.501m x 2.163m)

Two piece suite comprising of a low level WC and pedestal hand wash basin. Ceiling light point, wall mounted radiator and vinyl floors.

First Floor Landing

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

Lounge 13' 9" x 14' 2" (4.186m x 4.317m)

Double glazed window to the rear and side, Juliet balcony, electric fire, ceiling light point, wall mounted radiator and carpeted floors.

WC 4' 11" x 4' 6" (1.49m x 1.37m)

Two piece suite comprising of a low level WC and a pedestal hand wash basin. Ceiling light point, wall mounted radiator and vinyl floors.

Bedroom Three 7' 2" x 11' 0" (2.177m x 3.357m)

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

Second Floor Landing

Double glazed window to the side, ceiling light point, loft access (ladder and boarded) and carpeted floors.

Bedroom Two 14' 2" x 11' 6" (4.321m x 3.507m)

Two double glazed windows to the front, ceiling light point, wall mounted radiator and carpeted floors.

Bedroom One 11' 0" x 14' 2" (3.341m x 4.320m)

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

Family Bathroom 14' 1" x 13' 8" (4.304m x 4.169m)

Three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Ceiling light point, wall mounted radiator and vinyl floors.

Externally

To the front the property has two allocated parking spaces. To the rear is a private and enclosed garden laid to lawn with a separate flagged patio area all enclosed with a brick built and fenced wall. Gated access.







Energy Performance Certificate

Florin Lane, SALFORD, M6 5TF

Dwelling type:	End-terrace house	Reference number:	
Date of assessment:	11 November 2014	Type of assessment:	SAP, new dwelling
Date of certificate:	11 November 2014	Total floor area:	119 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 1,335
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	Not applicable
Heating	£ 819 over 3 years	£ 819 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 1,335	£ 1,335	

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

Very energy efficient - lower running costs

A

B

C

D

E

F

G

(92 plus)
(81-91)
(69-80)
(55-68)
(39-54)
(21-38)
(1-20)

Not energy efficient - higher running costs

Current	Potential
85	85

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
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.

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