

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.





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

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



Florin Lane, SALFORD, M6 5TF

Reference number: End-terrace house **Dwelling type:**

Type of assessment: Total floor area: 2014 2014 November 11 November 7 Date of assessment: Date of certificate:

SAP, new dwelling

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:	of dwelling for 3 year	S:	£ 1,335
Estimated energy cos	l energy costs of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£819 over 3 years	£ 819 over 3 years	1200
Hot Water	£ 318 over 3 years	£ 318 over 3 years	Not applicable
Totals	Totals £ 1,335	£ 1,335	

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. These figures show how much the average household would spend in this property for heating, lighting and hot

Energy Efficiency Rating

	Current	Current Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91)	85	85
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not eneray efficient - higher running costs		

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.