

***STOP! Take a look this SPACIOUS THREE BEDROOM HOME BUILT IN 2014 *** The property benefits from a MODERN FITTED KITCHEN/DINER, EN-SUITE TO THE MASTER BEDROOM, DOWNSTAIRS W/C, STUNNING INTERIOR, PRIVATE GATED PARKING & SUN DRENCHED GARDEN! Ideally located a short stroll from excellent transport links, including the metro-link with direct access into Salford Quays, MediaCityUk and Manchester City Centre. The property comes complete with an entrance hallway, family sized lounge, GUEST W.C and the large dining kitchen that opens onto the rear garden to the ground floor, To the first floor there are three well-proportioned bedrooms (master bedroom complete with en-suite) and a MODERN FITTED FAMILY BATHROOM. Fully gas central heated and double glazed. Externally the property benefits from a private and enclosed garden to the rear and private GATED PARKING! If you are looking for a home you can pick your bags up and move into your search could just be over!

Liverpool Street
Salford, M6 5SY

Offers in Excess of £240,000

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Hall
Ceiling light point and wall mounted radiator.

Living room *15' 5'' x 11' 10'' (4.7m x 3.6m)*
Ceiling spotlight, double glazed bay window and wall mounted radiator.

Downstairs WC *5' 7'' x 4' 7'' (1.7m x 1.4m)*
Ceiling spotlight, hand wash basin and WC.

Kitchen/diner *14' 9'' x 11' 2'' (4.5m x 3.4m)*
Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for a fridge freezer. Two ceiling light points, double glazed windows and wall mounted radiators.

Landing
Ceiling light point, access to bedrooms and bathroom.

Bedroom One *12' 2'' x 11' 6'' (3.7m x 3.5m)*
Ceiling light point, double glazed window and wall mounted radiator.

Ensuite *8' 10'' x 2' 11'' (2.7m x 0.9m)*
Ceiling light point, hand wash basin, shower and WC.

Bedroom Two *13' 5'' x 7' 10'' (4.1m x 2.4m)*
Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Three *9' 6'' x 6' 7'' (2.9m x 2m)*
Ceiling light point, double glazed window and wall mounted radiator.

Bathroom *7' 10'' x 6' 3'' (2.4m x 1.9m)*
Fitted with a three piece suite including a hand wash basin, WC and shower over a bath. Ceiling light point and wall mounted radiator.

Externally
Sun drenched garden to the rear and parking space available to the front.

additional info
Tenure - Leasehold EPC - B Council Tax Band - A





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)

Liverpool Street SALFORD M6 5SY	Energy rating **B**	Valid until: **22 June 2024** Certificate number: **2578-1008-7356-2444-7964**

Property type

Mid-terrace house

Total floor area

86 square metres

Rules on letting this property

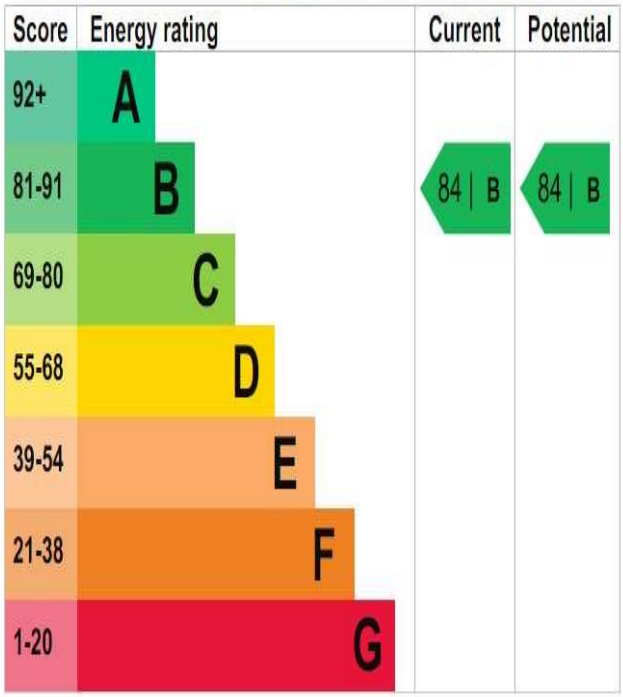
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

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 0.25 W/m²K	Very good
Roof	Average thermal transmittance 0.10 W/m²K	Very good
Floor	Average thermal transmittance 0.14 W/m²K	Very good