



Hills Residential

37 Alpha Street

Salford, M6 5JY

Monthly Rental Of £650



STOP!! Take a look at this EXTENDED two bedroom mid-terrace home offering a spacious and well-presented interior throughout. Available immediately this excellent home comprises of a lounge, dining room and 15ft fitted kitchen to the ground floor. With TWO DOUBLE BEDROOMS and a modern three piece bathroom to the 1st floor. The property is warmed by gas central heating and comes fully double glazed. Externally the property has an enclosed courtyard to the rear.

Stunning two bedroom extended terrace home

Separate lounge and dining room, 15ft fitted kitchen

Presented to a high internal standard

Hall

Carpeted floors and ceiling light point.

Lounge 11' 1" x 11' 0" (3.38m x 3.35m)

Electric wall-mounted fireplace, uPVC double glazed window to the front, wall-mounted radiator and laminate floors. Wall covings, TV, phone and power points, as well as ceiling light point.

Dining Room 11' 4" x 12' 9" (3.45m x 3.88m)

uPVC double glazed window to the rear, wall-mounted radiator and laminate floors. Power points and ceiling light point.

Kitchen 15' 7" x 7' 1" (4.75m x 2.16m)

Fitted with a range of wall and base units with complimentary roll top work surface and integrated stainless steel sink, electric oven and hob, as well as stainless steel extractor. Space and plumbing for washing machine and fridge freezer. Two uPVC double glaze windows to the side, tiled floors and part tiled walls. Power points and ceiling light point.

Landing

Access to all rooms on the first floor, as well as to the loft, carpeted floors and ceiling light point.

Bedroom One 14' 3" x 11' 2" (4.34m x 3.40m)

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

Bedroom Two 11' 4" x 9' 1" (3.45m x 2.77m)

uPVC double glazed window to the rear, wall-mounted radiator and carpeted floors. Power points and ceiling light point.

Bathroom 7' 11" x 7' 1" (2.41m x 2.16m)

Three piece white suite comprising of low level W.C., pedestal hand wash basin and bath. uPVC double glazed window to the rear, tiled floors, part tiled walls and ceiling light point.

Externally

To the rear, an enclosed paved courtyard with gated access.





Energy Performance Certificate

37, Alpha Street, SALFORD, M6 5JY

Dwelling type: Mid-terrace house
Date of assessment: 09 March 2015
Date of certificate: 10 March 2015

Reference number: 8615-7927-3520-6331-6906
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²

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:

£ 2,859

Over 3 years you could save

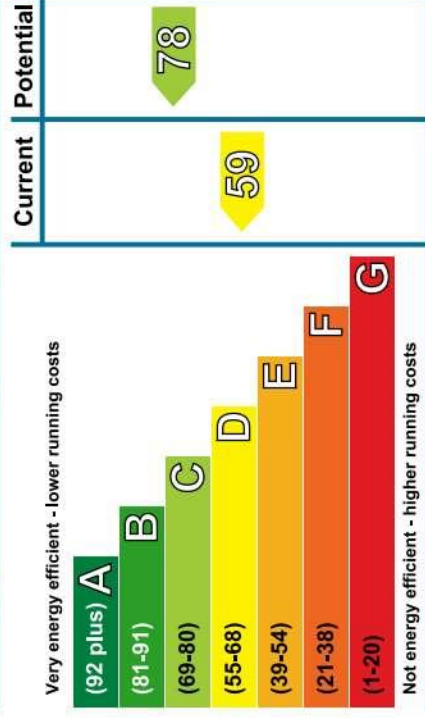
£ 645

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 153 over 3 years	
Heating	£ 2,304 over 3 years	£ 1,827 over 3 years	
Hot Water	£ 324 over 3 years	£ 234 over 3 years	
Totals	£ 2,859	£ 2,214	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 390	✓
2 Low energy lighting for all fixed outlets	£30	£ 66	
3 Solar water heating	£4,000 - £6,000	£ 87	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.