



**\*\* CHAIN FREE \*\* EXTENDED STUNNING 2 DOUBLE BEDROOM END OF TERRACED HOME!!** Located close to excellent transport links in to the City Centre & Salford Quays! Are you looking for your first home? Or even a great investment? This could be the perfect one! This property comes with so much to offer and is in IMMACULATE condition throughout. To the ground floor, there is an entrance hallway, 2 GREAT SIZED RECEPTION ROOMS (currently set out as open plan) and a STUNNING MODERN FITTED KITCHEN. To the first floor, there is a LARGE MASTER BEDROOM, FURTHER DOUBLE BEDROOM and MODERN 4 PIECE FAMILY BATHROOM! Externally, there is an enclosed yard to the rear. Located close by to transport links, amenities and good local schools. Call today to book a viewing or find out more on 0161 707 4900 !

**Stapleton Street  
Salford, M6 7NR**

**Monthly Rental Of £1,075**

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

Hallway

uPVC entrance door to the front, two wall light points, wall-mounted radiator and wooden flooring.

Lounge 11' 3" x 10' 7" (3.43m x 3.22m)

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

Dining Room 11' 0" x 12' 2" (3.35m x 3.71m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Kitchen 7' 6" x 13' 2" (2.28m x 4.01m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring electric hob and oven, boiler, space for washing machine and space for fridge/freezer. Double glazed window to the side, ceiling spotlights, wall-mounted radiator, wooden door to the side, tiled splashbacks and laminate flooring.

First Floor Landing

Two wall light points, loft hatch and carpeted floors.

Bedroom One 11' 3" x 14' 4" (3.43m x 4.37m)

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

Bedroom Two 12' 3" x 8' 6" (3.73m x 2.59m)

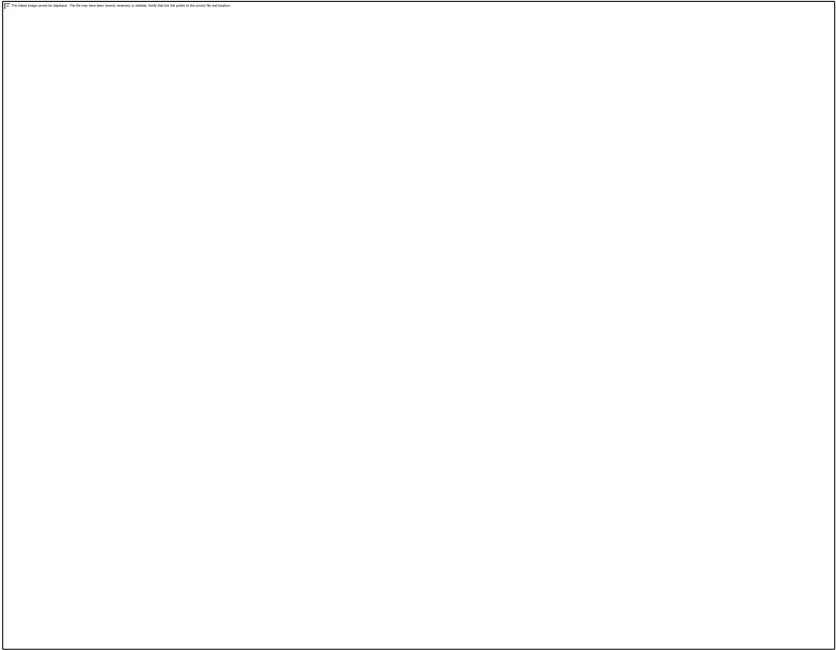
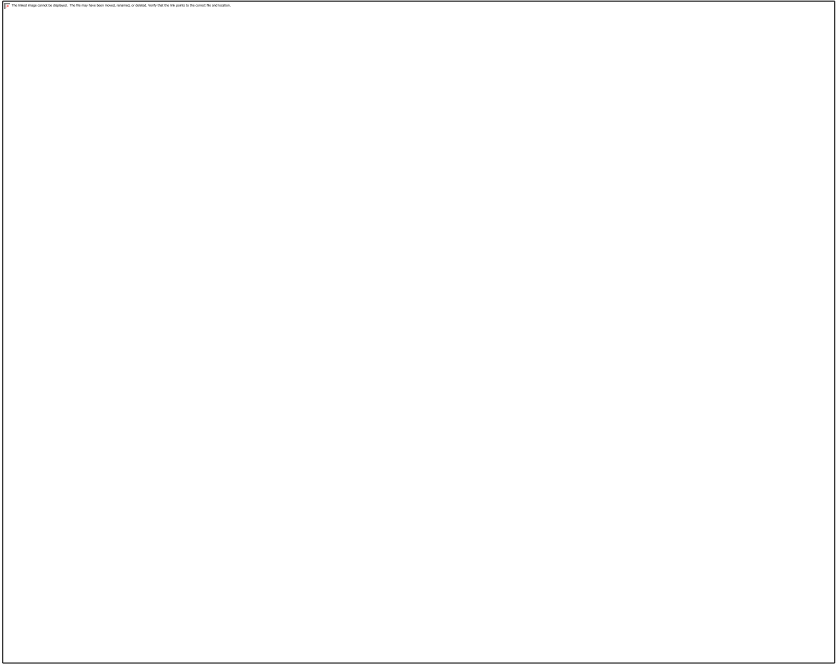
Double glazed window to the rear, ceiling light point, wall-mounted radiator, built-in wardrobes and carpeted floors.

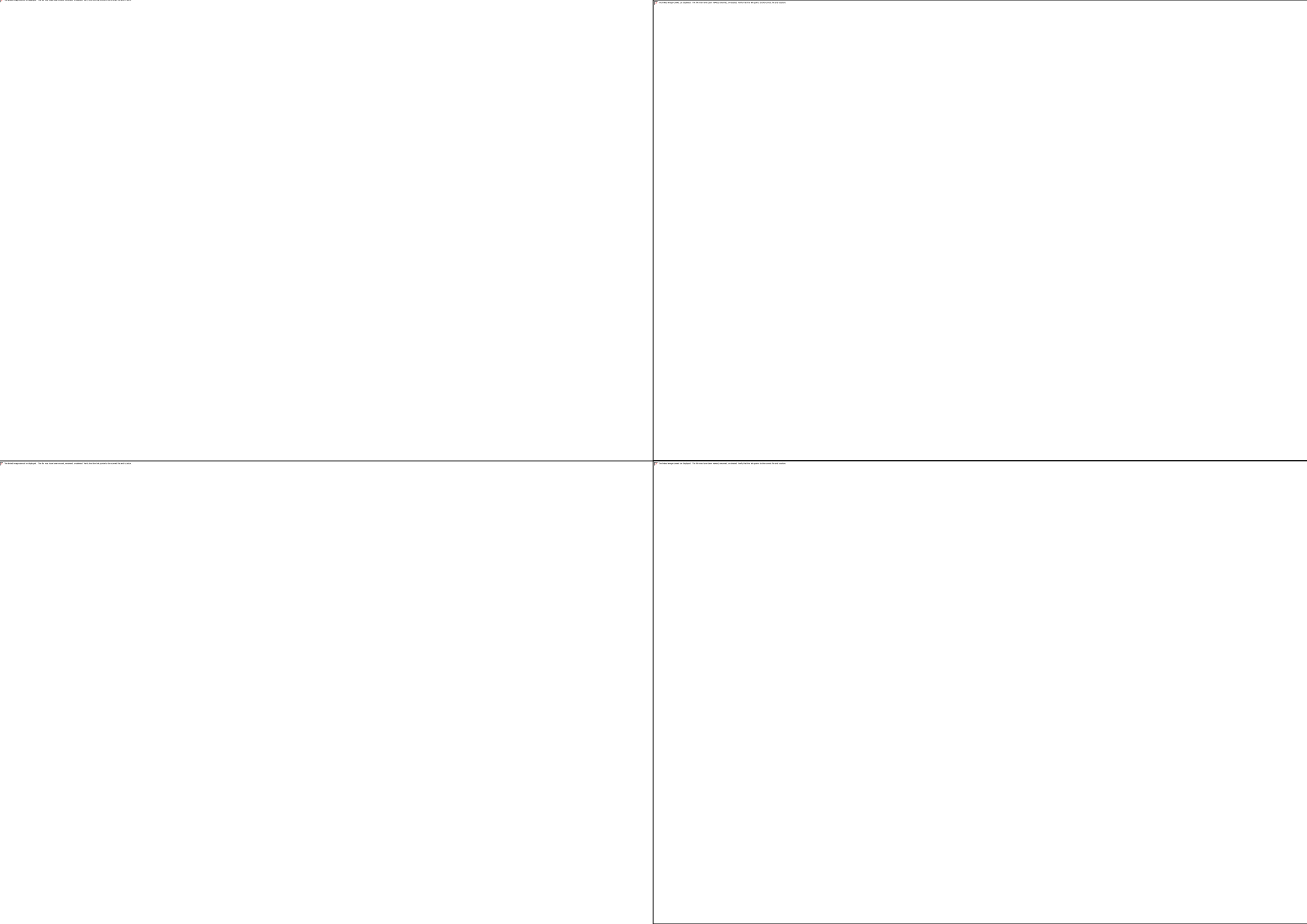
Bathroom 7' 3" x 7' 9" (2.21m x 2.36m)

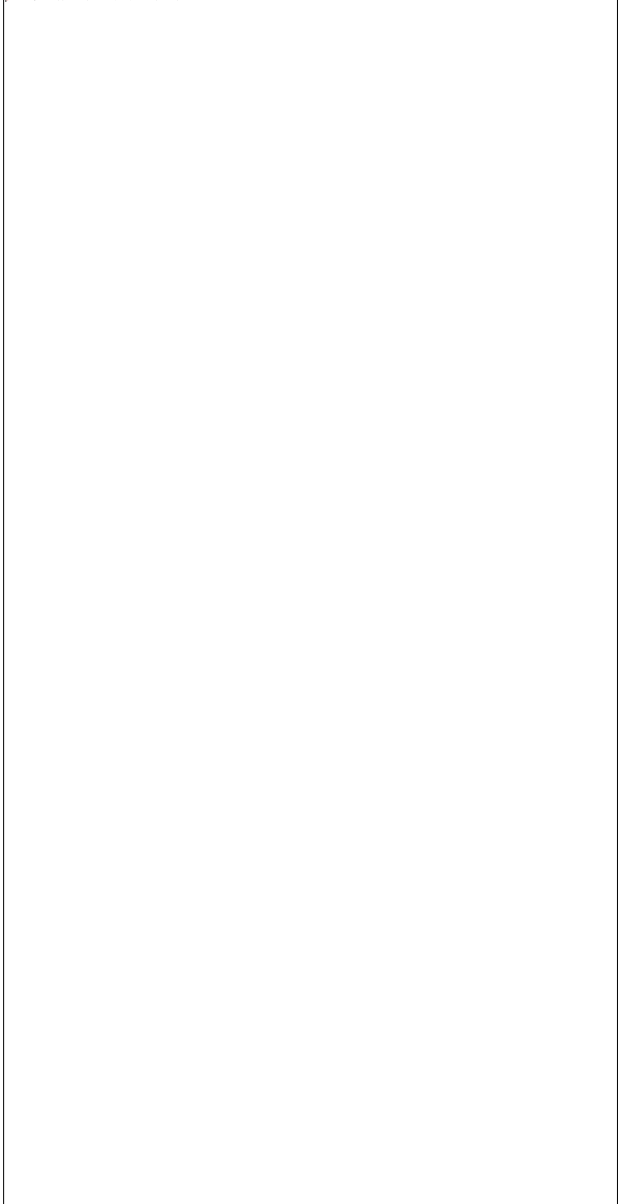
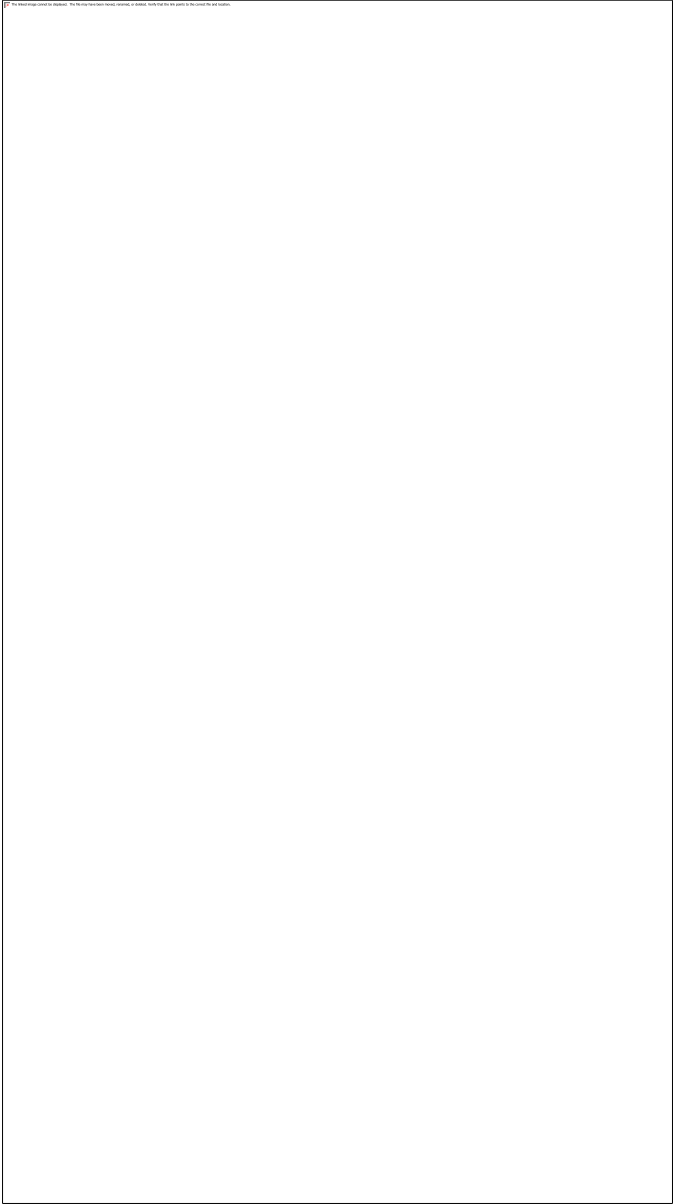
Fitted four piece suite comprising of low level WC, pedestal hand wash basin, bath and shower cubicle with electric shower. Double glazed window to the side, four ceiling spotlights, wall-mounted towel radiator, tiled walls and laminate flooring.

Externally

There is an enclosed yard to the front and the rear.







# Energy Performance Certificate

Stapleton Street, SALFORD, M6 7NR

Dwelling type: End-terrace house  
Date of assessment: 23 January 2014  
Date of certificate: 24 January 2014

Reference number:  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 81 m<sup>2</sup>

## 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:

£ 4,770

## Over 3 years you could save

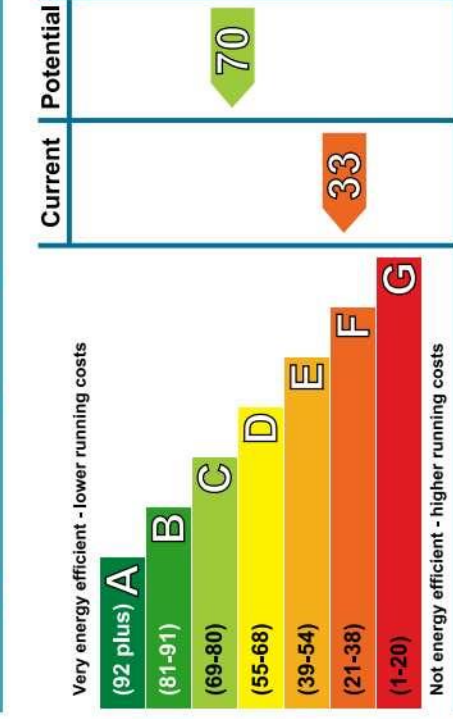
£ 2,043

## Estimated energy costs of this home

|           | Current costs        | Potential costs      | Potential future savings |
|-----------|----------------------|----------------------|--------------------------|
| Lighting  | £ 261 over 3 years   | £ 147 over 3 years   |                          |
| Heating   | £ 3,438 over 3 years | £ 2,097 over 3 years |                          |
| Hot Water | £ 1,071 over 3 years | £ 483 over 3 years   |                          |
| Totals    | £ 4,770              | £ 2,727              |                          |

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 | Available with Green Deal |
|---------------------------------------------|-----------------|------------------------------|---------------------------|
| 1 Cavity wall insulation                    | £500 - £1,500   | £ 504                        |                           |
| 2 Floor Insulation                          | £800 - £1,200   | £ 159                        |                           |
| 3 Low energy lighting for all fixed outlets | £35             | £ 96                         |                           |

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.gov.uk/energy-grants-calculator](http://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.