Hills Residential

COMING SOON!! PICK YOUR BAGS UP AND MOVE IN to this FULLY RENOVATED and RE-FURBISHED property situated close to MEDIA CITY and SALFORD QUAYS!! Not to be missed the property has been FULLY RE-WIRED, has a NEW KITCHEN, NEW COMBI BOILER, NEW DOORS, RE-SKIMMED, PAINTED and FULL NEW CARPETS THROUGHOUT!! Ideally located close to excellent transport links and amenities, the property boasts a large lounge, separate dining room and modern fitted kitchen to the ground floor. With two bedrooms and a fitted bathroom to the first floor. Available in the next few weeks, register your interest for first viewings by calling the office on 01617074900 today!

Wythburn Street

Salford, M6 5LB

Monthly Rental Of £1,100

0161 7074900
info@hillsresidential.co.uk

Lounge *13' 0'' x 11' 8'' (3.96m x 3.55m)*
Double glazed window to the front elevation, ceiling light point and a wall mounted radiator

Dining Room *14' 4'' x 12' 9'' (4.37m x 3.88m)*
Double glazed window to the rear, ceiling light point and a wall mounted radiator

Kitchen *10' 7'' x 5' 4'' (3.22m x 1.62m)*
Fitted with a stunning and new range of wall and base units with complementary roll edge work surfaces and an integral sink and drainer unit. Built in oven/hob, with space and plumbing for a washing machine and fridge/freezer. Double glazed window to the side and UPVC door to the rear courtyard. Boiler, ceiling light point and part tiled walls.

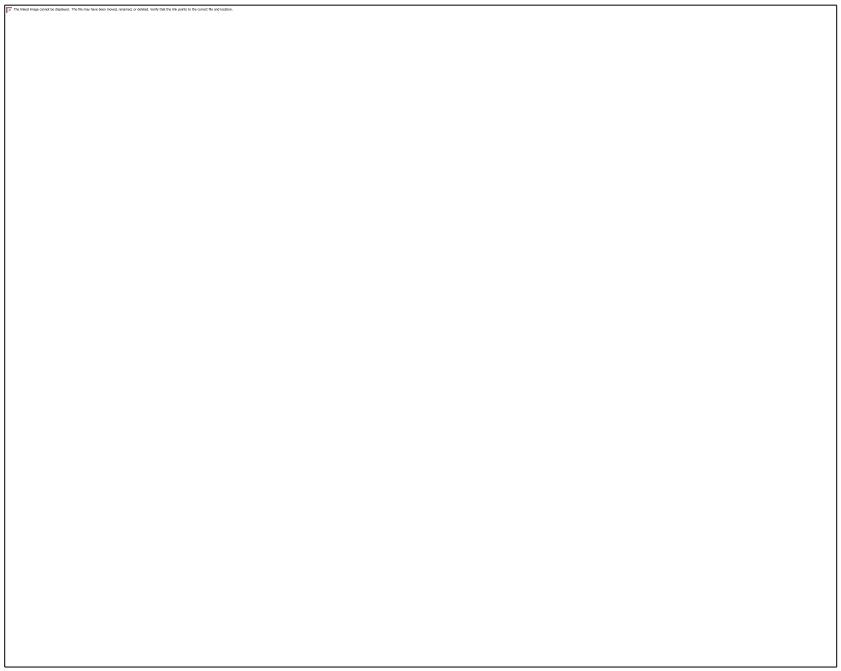
First Floor Landing
Ceiling light point

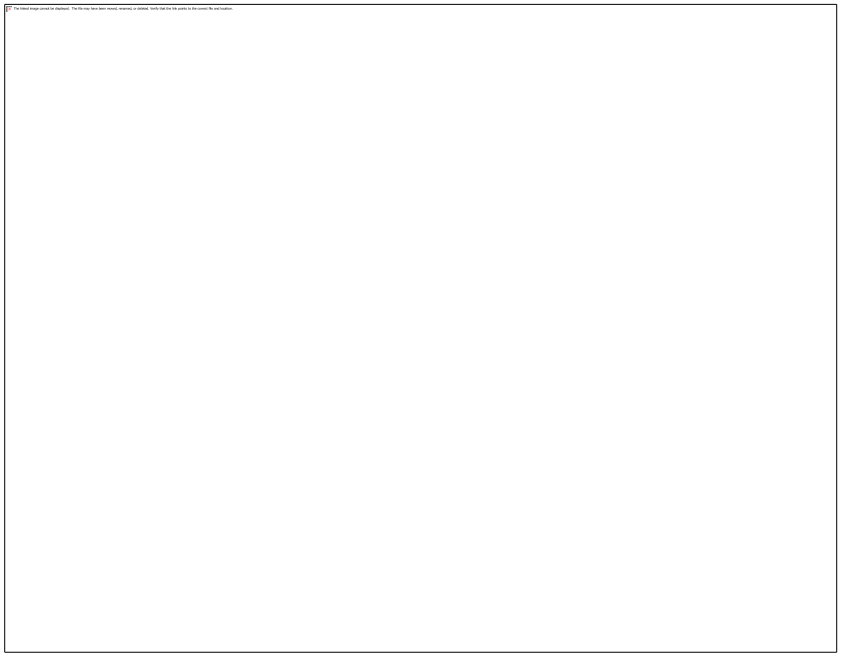
Bedroom One *12' 9'' x 11' 9'' (3.88m x 3.58m)*
Double glazed window to the front elevation, ceiling light point and a wall mounted radiator

Bedroom Two *13' 1'' x 6' 9'' (3.98m x 2.06m)*
Double glazed window to the rear, ceiling light point and a wall mounted radiator.

Bathroom *5' 9'' x 5' 0'' (1.75m x 1.52m)*
Fitted with a modern three piece white suite including panelled bath, low level W.C and a pedestal hand wash basin. Ceiling light point and wall mounted radiator. Double glazed window to the rear and part tiled

Externally
To the rear of the property a flagged yard with access to a secure gated alleyway





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.

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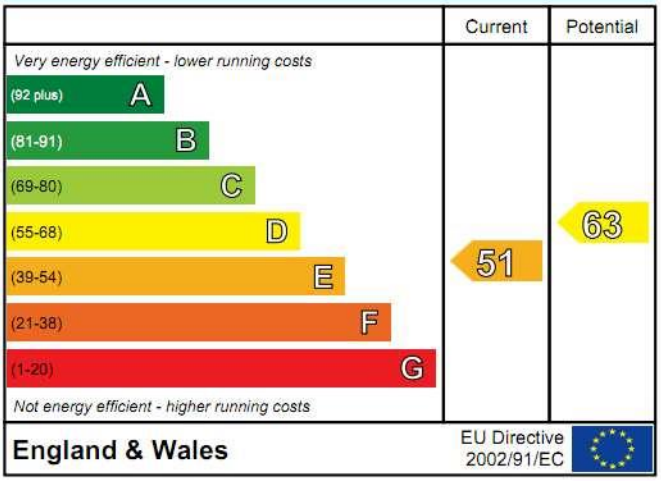
Energy Performance Certificate

14 Wythburn Street
SALFORD
M6 5LB

Dwelling type:	Mid-terrace house
Date of assessment:	11 September 2009
Date of certificate:	13 September 2009
Reference number:	8603-5195-1120-2596-8113
Total floor area:	66 m²

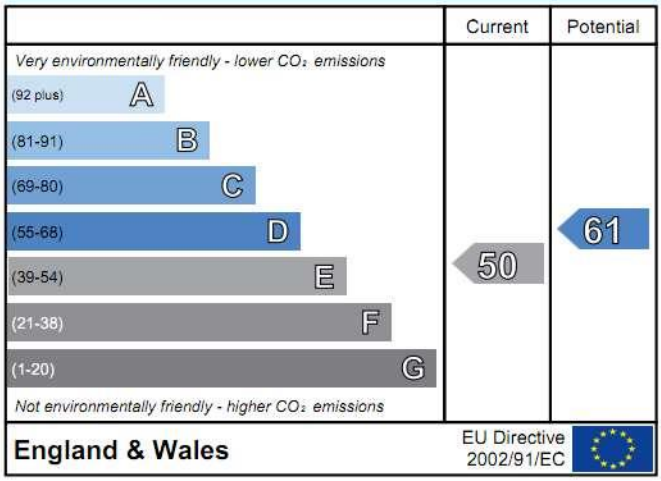
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating (CO_2)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	392 kWh/m² per year	296 kWh/m² per year
Carbon dioxide emissions	4.2 tonnes per year	3.2 tonnes per year
Lighting	£61 per year	£33 per year
Heating	£703 per year	£550 per year
Hot water	£92 per year	£87 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome