

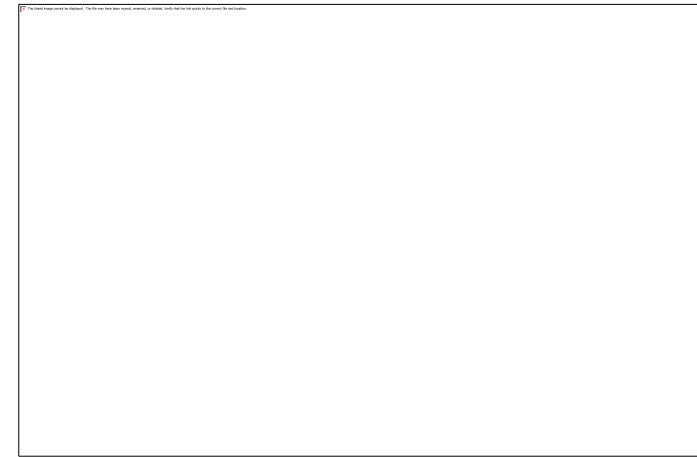
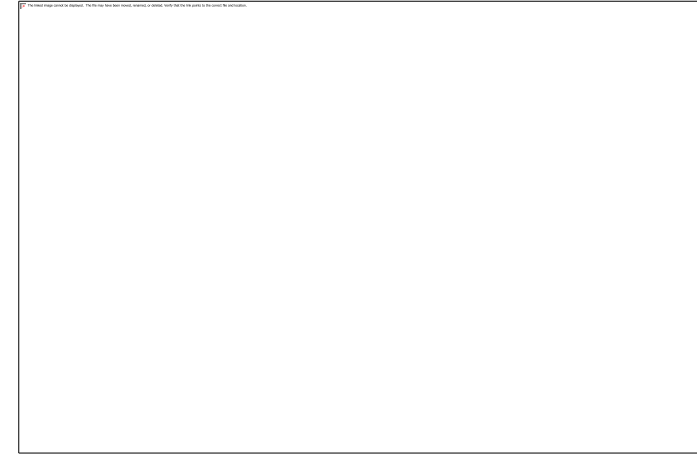


Hills Residential

13 Castleway

Salford, M6 7AL

Monthly Rental Of £1,250



PICK YOUR BAGS UP AND MOVE IN!! Take a look at this **IMMACULATE THREE** bedroom semi-detached property that has undergone a comprehensive programme of works to include- **NEW WINDOWS, DOORS, KITCHEN, BATHROOM, RE-WIRING, PLASTERED, PAINTED, CARPETS** and we could go on!! With **NO CHAIN** attached viewing this house comes highly recommended and boasts **TWO RECEPTION** rooms and a **15ft EXTENDED KITCHEN** to the ground floor. To the first floor three well-proportioned bedrooms and a fitted **FOUR PIECE BATHROOM SUITE**. Fully double glazed and gas central heated. Externally the property has generous gardens to the front and rear with a large driveway running from the front to the rear of this great family home. The rear garden is laid to lawn and surrounded by mature trees and well-kept borders. The property is conveniently located for easy access to all major transport links, amenities and schools. Contact the office to arrange your viewing today!

Stunning extended three bedroom semi-detached family home

Two well-proportioned reception rooms and a 15ft extended kitchen

Show room condition throughout, large driveway

Porch

UPVC front door and double glazed surround. Tiled floor and UPVC door access into the hallway

Hallway

Ceiling light point, wall mounted radiator and access to all of the rooms. Under stair storage cupboard and Stairs to the 1st floor landing

Lounge 12' 10" x 10' 10" (3.91m x 3.3m)

Double glazed bay window to the front, ceiling light point and a wall mounted radiator.

Dining Room 11' 10" x 9' 10" (3.61m x 3m)

Ceiling light point, wall mounted radiator and double glazed windows to the rear. A UPVC door opens up onto the rear garden.

Fitted Kitchen 15' 08" x 7' 08" (4.78m x 2.34m)

A fantastic new kitchen complete with a modern range of wall and base units in a walnut finish with complementary roll edge work surfaces and integral sink and drainer unit. Built in oven, hob and extractor with ample space and full plumbing for a washing machine and fridge/freezer. Double glazed window to the rear and side with a UPVC door accessing the side of the house. Ceiling light points, partially tiled walls and laminate flooring.

Landing

Ceiling light point and a double glazed window to the side elevation

Bedroom One 12' 11" x 10' 10" (3.94m x 3.3m)

Double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator

Bedroom Two 12' 0" x 10' 10" (3.66m x 3.3m)

Double glazed window to the rear elevation, ceiling light point and a wall mounted radiator

Bedroom Three 6' 10" x 6' 10" (2.08m x 2.08m)

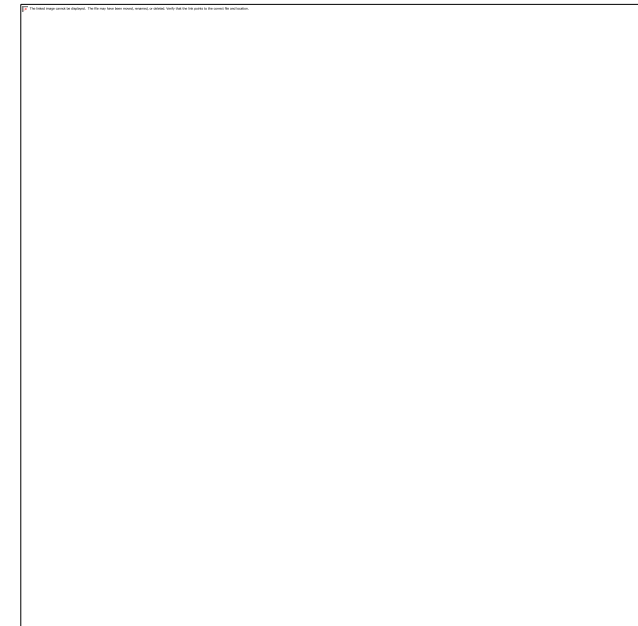
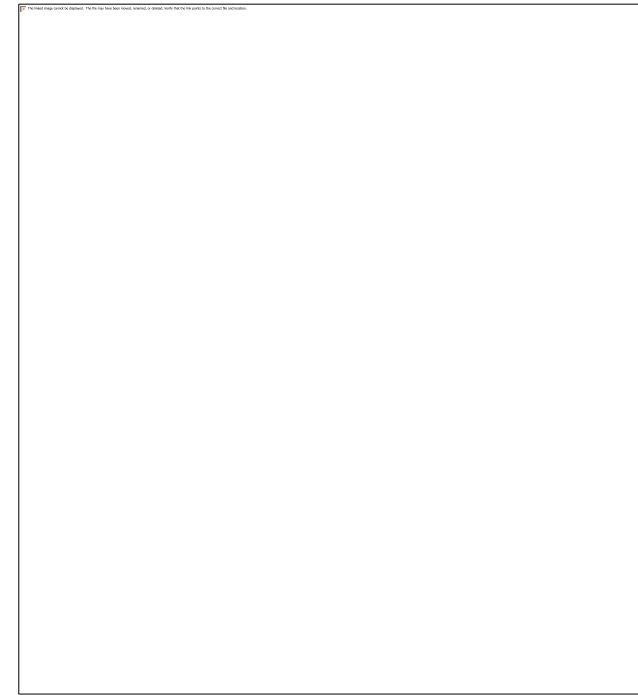
Double glazed window to the front elevation, ceiling light point and a wall mounted radiator. Boiler unit

Bathroom

Fitted with a new four piece suite including paneled bath, shower cubicle, low level W.C and pedestal hand wash basin. Double glazed window to the rear, ceiling light point and partially tiled walls

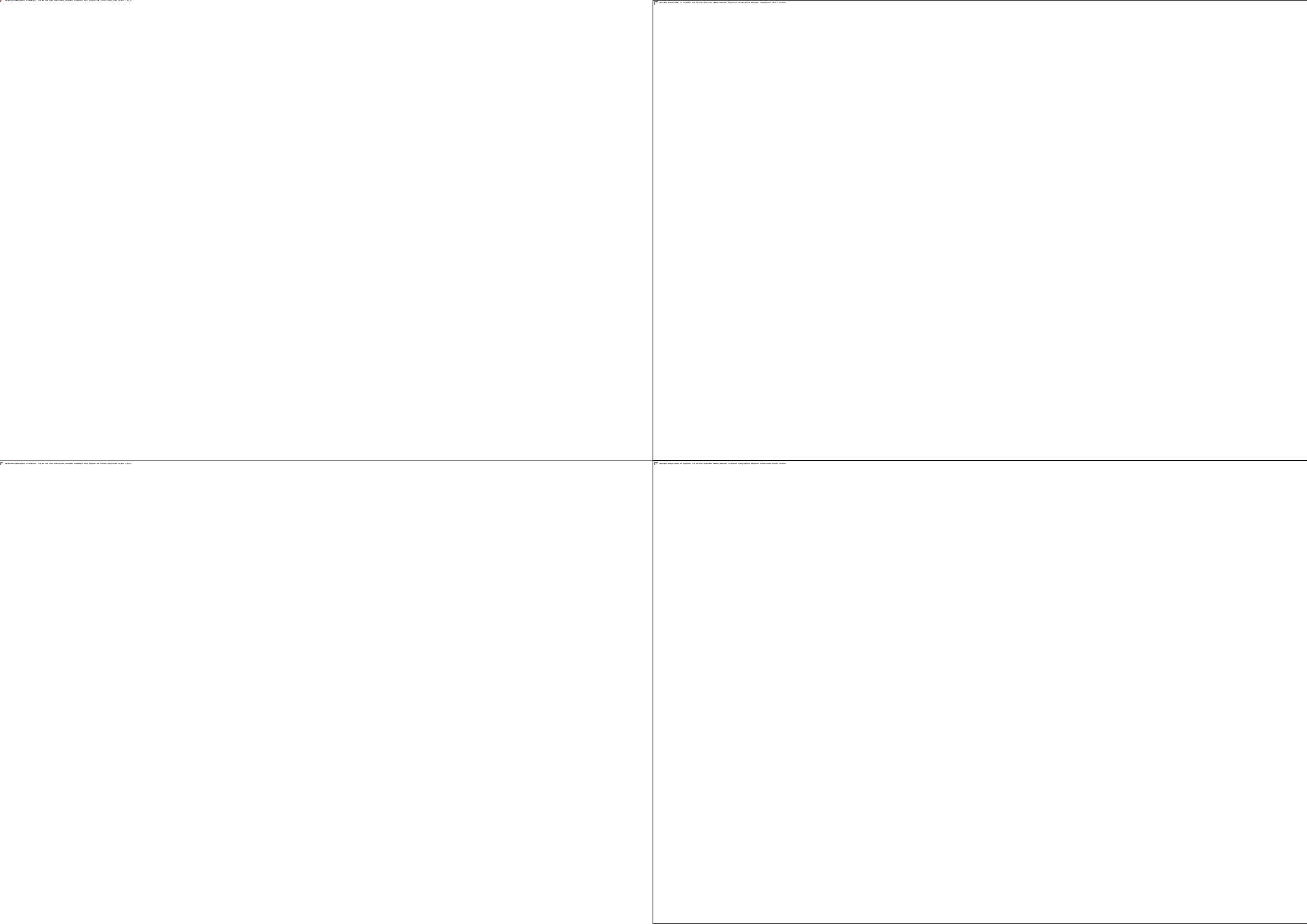
Externally

The property sits in a generous plot. To the front a garden laid to lawn set behind a low lying brick built wall and access to the large driveway that runs from the front of the house to the rear. To the rear an enclosed and private rear garden has been laid to lawn with a separate stone patio area surrounded by well-kept borders.



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. We have taken every precaution to ensure that these details are accurate and not misleading. 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 and approved details should be requested from the agents.



Energy Performance Certificate

13, Castleway, SALFORD, M6 7AL

Dwelling type: Semi-detached house **Reference number:** 8222-7329-0629-8355-2992
Date of assessment: 15 November 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 20 November 2012 **Total floor area:** 85 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:

£ 2,136

Over 3 years you could save

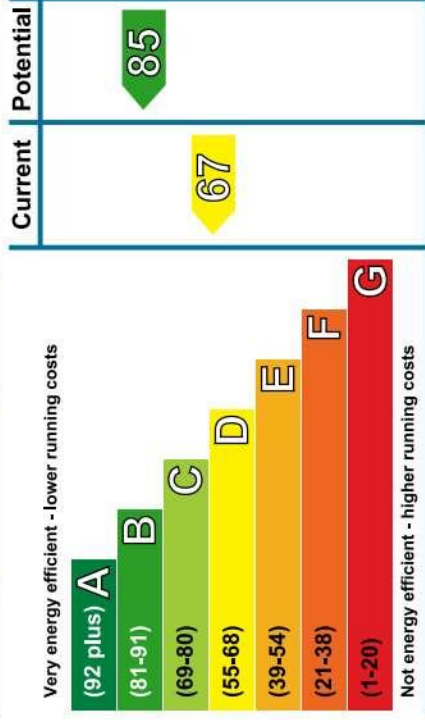
£ 507

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 141 over 3 years	
Heating	£ 1,674 over 3 years	£ 1,302 over 3 years	
Hot Water	£ 258 over 3 years	£ 186 over 3 years	
Totals	£ 2,136	£ 1,629	

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	£ 99	✓
2 Floor insulation	£800 - £1,200	£ 117	✓
3 Draught proofing	£80 - £120	£ 39	✓

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.