



Hills Residential

Situated on a QUIET CUL-DE-SAC is this SPACIOUS terrace home available with NO CHAIN. The property will need a new kitchen and re-decorating throughout but benefits from a modern fitted bathroom and comes fully double glazed and gas central heated. The property comes complete with an entrance hallway, lounge, dining room and kitchen to the ground floor. With two bedrooms, a study and bathroom to the 1st floor. Fully gas central heated and double glazed. Externally the property has a well-kept yard to the rear with access to brick built outhouse. Contact the office on 01617074900 to arrange your viewing

Halstead Avenue  
Salford, M6 7EP

**Monthly Rental Of £675**

0161 7074900

info@hillsresidential.co.uk

## Hallway

Ceiling light point and wall-mounted radiator.

## Reception Room One 10' 11" x 11' 3" (3.32m x 3.43m)

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

## Reception Room Two 12' 0" x 13' 1" (3.65m x 3.98m)

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

## Kitchen 10' 0" x 7' 2" (3.05m x 2.18m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Space for fridge/freezer, space for oven and hob and space for a washing machine. Double glazed window to the rear and ceiling light point.

## First Floor Landing

Ceiling light point.

## Bedroom One 11' 0" x 14' 10" (3.35m x 4.52m)

Two double glazed windows to the front, ceiling light point and wall-mounted radiator.

## Bedroom Two 11' 4" x 9' 11" (3.45m x 3.02m)

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

## Bedroom Three 7' 3" x 5' 0" (2.21m x 1.52m)

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

## Bathroom 4' 9" x 7' 2" (1.45m x 2.18m)

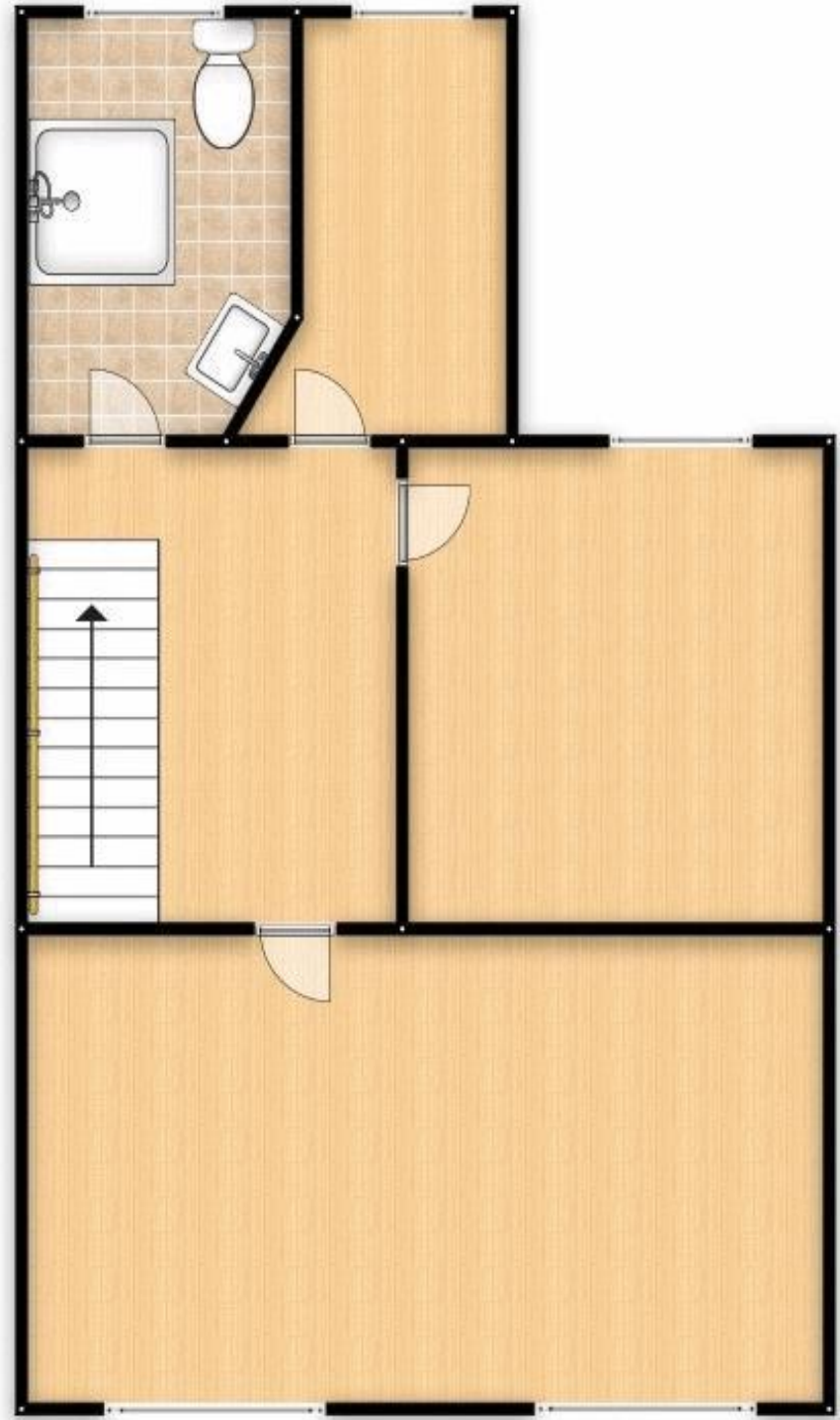
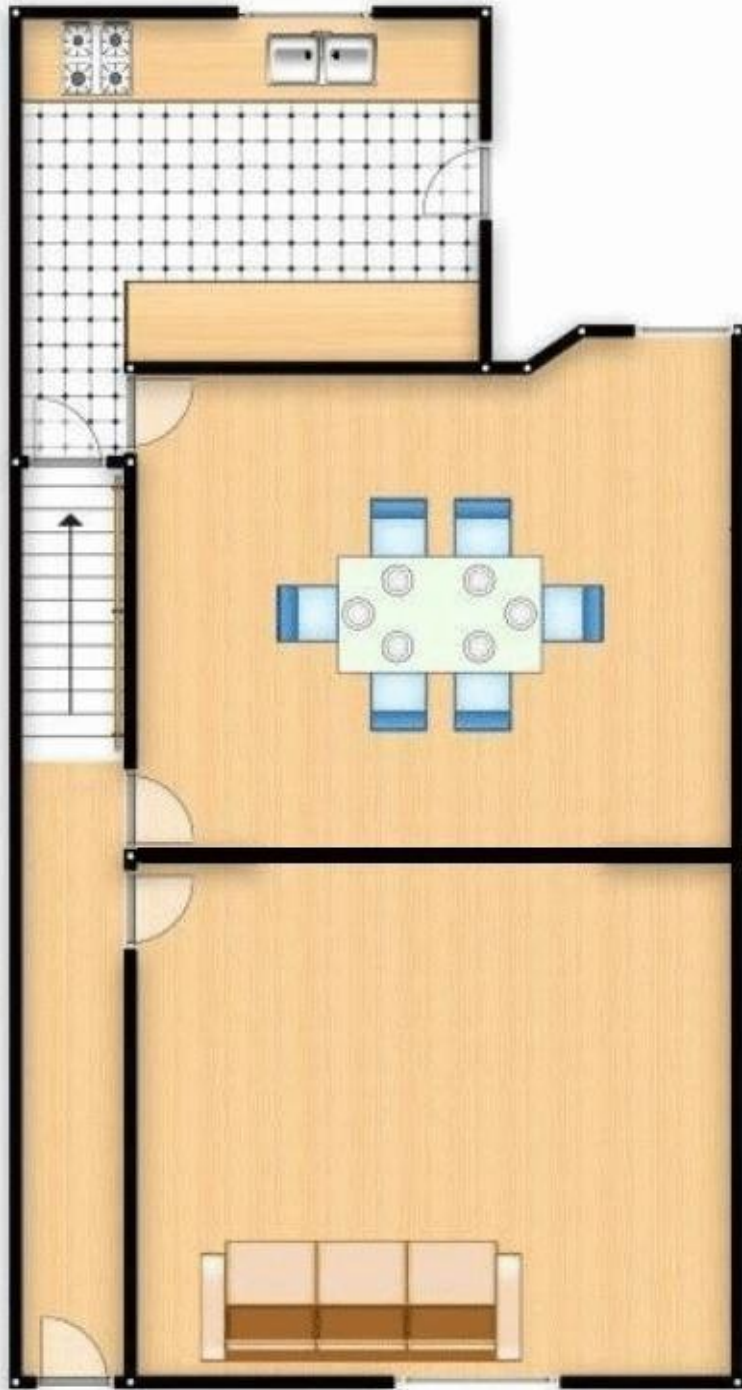
Fitted three piece suite comprising of low level WC, pedestal hand wash basin and shower cubicle. Double glazed window to the rear, inset ceiling spotlights, fully tiled walls and tiled flooring.



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.





26, Halstead Avenue, SALFORD, M6 7EP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 25 July 2017  
**Date of certificate:** 26 July 2017

**Reference number:** 0352-2835-7236-9123-5205  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 80 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:

**£ 2,268**

### Over 3 years you could save

**£ 678**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 1,785 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 303 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,268</b>	<b>£ 1,590</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£ 498	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 84	
3 Solar water heating	£4,000 - £6,000	£ 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.