



Two DOUBLE BEDROOM END OF TERRACED HOME WITH 2 RECEPTION ROOMS! You may have just found your perfect home! This WELL PRESENTED property comes FULLY 'UPVC' DOUBLE GLAZED throughout and heated by a 'COMBI' boiler. To the ground floor there is an entrance hallway, 2 LARGE RECEPTION ROOMS and fitted kitchen. Whilst to the second floor there are 2 GREAT SIZED DOUBLE BEDROOMS and a 3 piece family bathroom. Externally there is a yard to the rear. Located close by to transport links and amenities this really would be the perfect first home. This is expected to have a high demand so our Salford Office today to book a viewing on 0161 747 9379!

32 Alpha Street West
Salford, M6 5NR
Monthly Rental Of £750

0161 7479379
info@hillsresidential.co.uk

Vestibule

Laminate floors, ceiling light point and access to the Dining area.

Lounge 14' 0" x 13' 6" (4.26m x 4.11m)

Fireplace with feature surround, UPVC double glazed window to the side, wall-mounted radiator and wooden floors. TV, phone and power points, as well as ceiling light point.

Dining Room

Stairs to the first floor, UPVC double glazed window to the side and wall-mounted radiator. Hard-wood floors, power points and ceiling light point.

Kitchen 10' 4" x 8' 1" (3.15m x 2.46m)

Fitted with a wooden range of wall and base units with complimentary roll top work surface. Integrated stainless steel sink, space and plumbing for washer and 4 ring electric cooker. UPVC double glazed window and door to the rear, power points and ceiling light point. Part tiled walls and vinyl floors.

First Floor Landing

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

Bedroom One 12' 1" x 14' 9" (3.68m x 4.49m)

Two UPVC double glazed windows to the front, wall-mounted radiator and carpeted floors. Ceiling light point and power points.

Bedroom Two 11' 0" x 8' 8" (3.35m x 2.64m)

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

Bathroom 10' 6" x 8' 3" (3.20m x 2.51m)

Spacious room with three piece white suite, comprising of low level W.C., pedestal hand wash basin and bath with

shower over. Built-in storage cupboard, wall-mounted radiator, vinyl floors and ceiling light point.

Externally

Pavement to the front and private rear yard, fully paved and with gated rear access.



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.





Energy Performance Certificate

Alpha Street West, SALFORD, M6 5NR

Dwelling type: End-terrace house **Reference number:** 8505-6692-4129-9677-4743
Date of assessment: 31 March 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 31 March 2014 **Total floor area:** 119 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:

£ 5,940

Over 3 years you could save

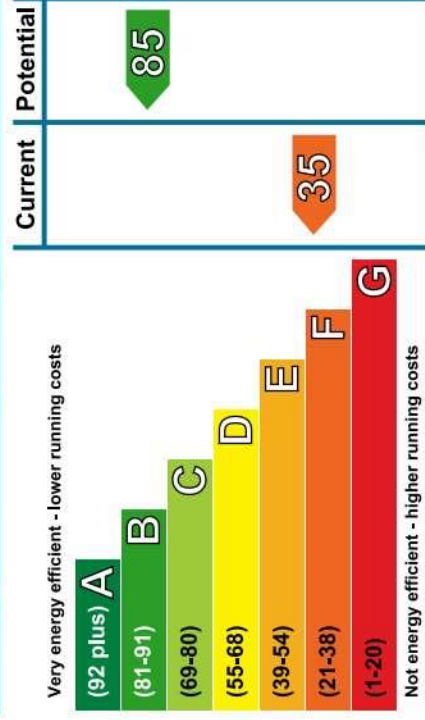
£ 3,879

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|---|
| Lighting | £ 297 over 3 years | £ 192 over 3 years |  |
| Heating | £ 4,137 over 3 years | £ 1,560 over 3 years | |
| Hot Water | £ 1,506 over 3 years | £ 309 over 3 years | |
| Totals | £ 5,940 | £ 2,061 | |

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 Increase loft insulation to 270 mm | £100 - £350 | £ 873 | ✓ |
| 2 Cavity wall insulation | £500 - £1,500 | £ 249 | ✓ |
| 3 Internal or external wall insulation | £4,000 - £14,000 | £ 789 | ✓ |

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.