



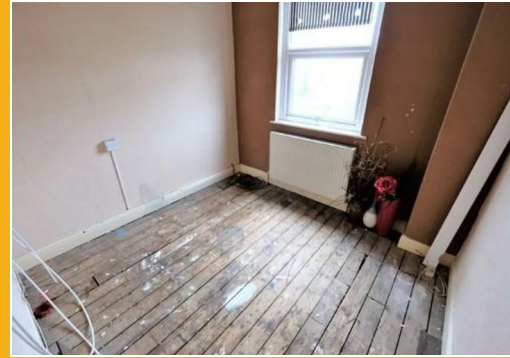
30 Edmund Street, Salford, M6 5WQ

Auction Guide £160,000



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Hall Way

(15'2" x 3'4") (4.64m x 1.02m))

Hallway Ceiling light point, wall mounted radiator, alarm control panel and carpeted flooring.

Lounge

(12'0" x 10'6") (3.68m x 3.22m))

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

Dinning Room

(12'8" x 11'7") (3.88m x 3.55m))

French doors to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Kitchen

(13'8" x 8'5") (4.19m x 2.59m))

Fitted with a range of wall and base units with complimentary roll top work surfaces and an integrated stainless steal sink and drainer unit. Integrated oven and gas hob, space for a washing machine and space for a washing machine. Two double glazed windows to the side, uPVC door to the side, ceiling light point, boiler and wall-mounted radiator.

First Floor Landing

Loft access, ceiling light point and hard wood flooring.

Bedroom One

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

Bedroom Two

12'11" x 9'5") (3.96m x 2.89m))

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

Bedroom Three

(11'1" x 8'6") (3.38m x 2.61m))

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

Bathroom

5'6" x 5'3") (1.70m x 1.62m))

Fitted four piece suite comprising of low level WC, pedestal hand wash basin, bath and a shower cubicle. Double glazed window to the side, ceiling light point, wall-mounted heated towel rail and hard wood flooring





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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