



Hills Residential



STOP!! Take a look at this excellent **THREE BEDROOM** property that benefits from **MANY ORIGINAL FEATURES, CELLARS** and **SPACIOUS ROOMS** THROUGHOUT!! With **NO CHAIN** attached and within close proximity to Barton Aqueduct the property is ideally located, within easy reach of excellent transport links, the Trafford Centre and local amenities. The property has a welcoming lounge, large dining room and well-appointed 14ft fitted kitchen. To the first floor **THREE LARGE BEDROOMS** and the family bathroom. The property is warmed by gas central heating and comes fully double glazed. Externally to the rear of the property has communal parking. Additional benefits include **CELLARS** that could offer further development potential. Viewing to appreciate the space and potential the property offers comes highly recommended!

90 Barton Road
Manchester, M30 7AE

Monthly Rental Of £650



Large three bedroom property

Cellars and many original features

Two spacious reception rooms

Lounge 13' 11" x 12' 8" (4.24m x 3.86m)

Ceiling light point, double glazed windows to the front and side elevation, wall-mounted radiator and access to the dining room

Dining Room 10' 11" x 17' 5" (3.32m x 5.30m)

Ceiling light point, double glazed bay window to the side elevation and wall-mounted radiator. Stairs leading to the first floor. Laminate flooring and stunning exposed wood frame.

Kitchen 7' 10" x 14' 8" (2.39m x 4.47m)

Fitted with a modern range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer. Built in oven, hob and extractor. Space for fridge/freezer and washing machine. Wall-mounted radiator, tiled splash back and multiple ceiling light points. UPVC access to the rear parking.

Landing

Ceiling light point and access to all rooms

Bedroom One 11' 9" x 13' 11" (3.58m x 4.24m)

Ceiling light point, double glazed windows to the front and side elevation, wall-mounted radiator.

Bedroom Two 9' 9" x 9' 1" (2.97m x 2.77m)

Ceiling light point, double glazed window to the side elevation and wall-mounted radiator. Fitted wardrobes.

Bedroom Three 7' 10" x 6' 10" (2.39m x 2.08m)

Ceiling light point, double glazed window to the side elevation and wall-mounted radiator.

Bathroom 7' 7" x 7' 11" (2.31m x 2.41m)

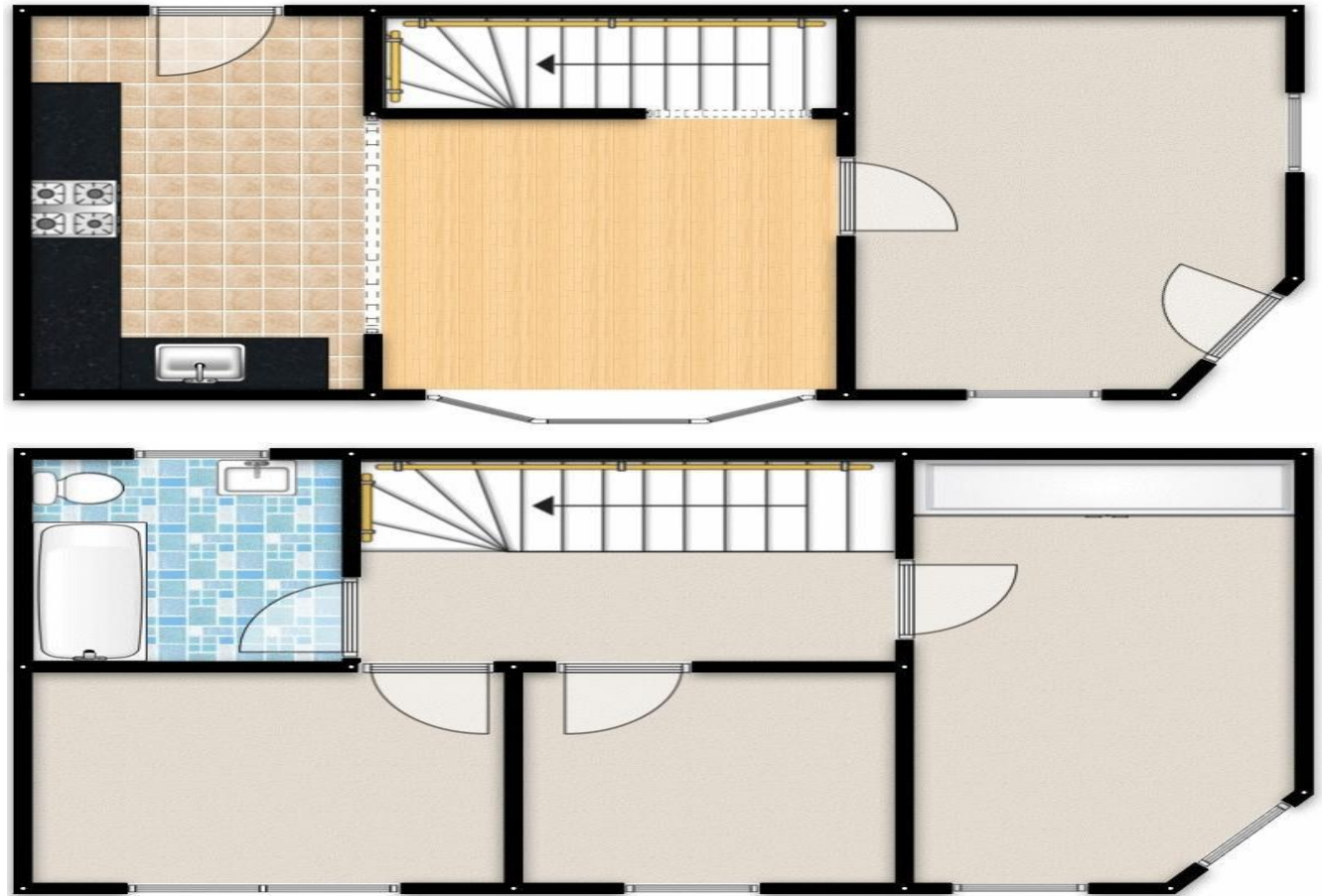
Three piece suite comprising of low level W.C, pedestal hand wash basin and bath. Ceiling light point, double glazed window to the side elevation.

Cellar Room

Large two chamber cellar.

Externally

Communal parking to the rear





Energy Performance Certificate

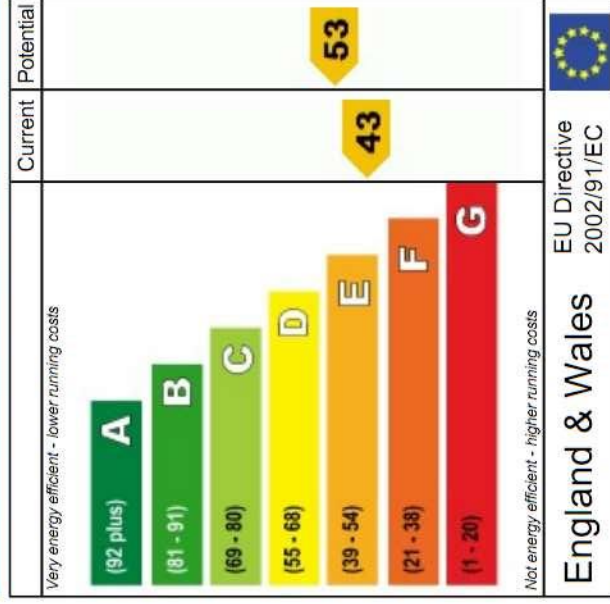


90, Barton Road
Eccles
MANCHESTER
M30 7AE

Dwelling type: End-terrace house
Date of assessment: 27 August 2011
Date of certificate: 28 August 2011
Reference number: 8689-6128-7060-4273-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

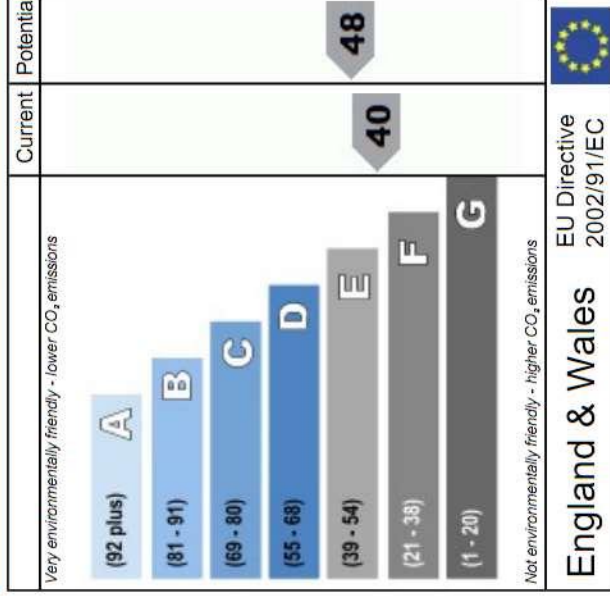
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	387 kWh/m ² per year	316 kWh/m ² per year
Carbon dioxide emissions	6.2 tonnes per year	5.1 tonnes per year
Lighting	£75 per year	£45 per year
Heating	£1,039 per year	£877 per year
Hot water	£98 per year	£86 per year

You could save up to £205 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.