

* This FANTASTIC FIRST BUY or FAMILY HOME is BEAUTIFULLY PRESENTED throughout & EXTENDED TO THE REAR, featuring 3 BEDROOMS and a MODERN SHOWER ROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hall, SPACIOUS LOUNGE, FITTED MODERN KITCHEN / DINING / FAMILY ROOM. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from OFF-ROAD PARKING, and WELL MAINTAINED GARDENS to the front & rear. Located in a DESIRABLE RESIDENTIAL AREA close to shops, parks, schools, and EXCELLENT TRANSPORT LINKS, COULD THIS BE THE HOME FOR YOU? CALL US NOW TO BOOK A VIEWING!

Hereford Drive Manchester, M27 5PT

Offers in Excess of £210,000

0161 794 2888 swinton@hillsresidential.co.uk

Entrance Hall 6' 6" x 4' 8" (1.98m x 1.42m)

Lounge 19' 3" x 10' 7" (5.86m x 3.22m)

Kitchen Dining & Family Room (L shaped)

29' 0" x 18' 0" (8.83m x 5.48m)

Shower Room 7' 5" x 5' 8" (2.26m x 1.73m)

Bedroom One 12' 0" x 10' 8" (3.65m x 3.25m)

Bedroom Two 10' 9" x 8' 0" (3.27m x 2.44m)

Bedroom Three 7' 7" x 7' 7" (2.31m x 2.31m)

Externally

Low maintenance rear garden with a paved seating area, astroturf and raised planted borders. Paved front garden offering off road parking.





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

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



Hereford Drive, Swinton, MANCHESTER, M27 5PT

0244-2847-7456-9826-6755 RdSAP, existing dwelling Type of assessment: Reference number: Semi-detached house 2016 May 23 Date of assessment: Dwelling type:

63 m² Total floor area: 2016 May 24 Date of certificate:

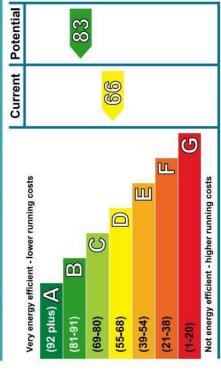
to Use this document

- 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:	of dwelling for 3 years:		£ 2,106
Over 3 years you could save	save		£ 330
Estimated energy costs of this home	sts of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	
Heating	£ 1,647 over 3 years	£ 1,530 over 3 years	Vou could
Hot Water	£ 195 over 3 years	£ 114 over 3 years	save £ 330
Totals	Totals £ 2,106	£ 1,776	over 3 years

water and is not based on energy used by individual households. This excludes energy use for running appliances These figures show how much the average household would spend in this property for heating, lighting and hot ike 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

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).

assumptions about occupancy and energy use and may not reflect how energy is consumed by individual The EPC rating shown here is based on standard occupants

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 141
2 Low energy lighting for all fixed outlets	£50	£ 105
3 Solar water heating	£4,000 - £6,000	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.