

* A PERFECT FIRST HOME OR INVESTMENT * Ideally located in a POPULAR RESIDENTIAL AREA, this FANTASTIC PROPERTY features 2 GENEROUS BEDROOMS and a modern bathroom to the first floor, whilst the ground floor comprises of a lounge, MODERN FITTED KITCHEN, and UTILITY ROOM. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a yard to the rear and ample parking to the front. POSITIONED CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS. CALL NOW TO BOOK A VIEWING!

Hope Street Manchester, M27 0JU

Offers in Excess of £150,000

0161 794 2888 swinton@hillsresidential.co.uk

Reception 1 14' 1" x 13' 1" (4.3m x 4.0m)

Rear Garden

Yard with wall and gated rear access

Kitchen & Dining Area 14' 1" x 13' 9" (4.3m x 4.2m)

Utility room 9'6" x 5'3" (2.9m x 1.6m)

Landing 6' 11" x 5' 11" (2.1m x 1.8m)

Bedroom 1 14' 1" x 13' 1" (4.3m x 4.0m)

Bedroom 2 10' 10" x 7' 7" (3.3m x 2.3m)

Bathroom 7' 3" x 6' 7" (2.2m x 2.0m)

Front garden

Small garden with gravel, wall and gate





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



Hope Street, Swinton, MANCHESTER, M27 0JU

8309-5186-0229-8696-1833 RdSAP, existing dwelling 76 m² Type of assessment: Reference number: 2017 2017 Mid-terrace house August August 18 18 Date of assessment: Date of certificate: Dwelling type:

Total floor area:

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:	of dwelling for 3 years:		£ 2,280
Over 3 years you could save	save		£ 405
Estimated energy cos	nergy costs of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	<
Heating	£ 1,782 over 3 years	£ 1,476 over 3 years	phicynox
Hot Water	£ 315 over 3 years	£ 216 over 3 years	save £ 405
Totals	Totals £ 2.280	£ 1.875	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

Current Potential 83 <u>ම</u>මු Not energy efficient - higher running costs Very energy efficient - lower running costs m (92 plus) A (81-91) (08-69) (55-68)(39-54)(21-38)

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 Cavity wall insulation	£500 - £1,500	£ 306
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 750

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.