



Hills Residential



SPACIOUS and IMMACULATELY presented end terrace home located within walking distance of Monton and positioned just off Folly Lane. Boasting TWO DOUBLE BEDROOMS, A MODERN FITTED KITCHEN AND BATHROOM and NO CHAIN this charming property comes highly recommended for viewing. With a welcoming lounge and well-appointed dining kitchen to the ground floor. Two double bedrooms and a FOUR PIECE BATHROOM SUITE to the first floor. Fully double glazed and gas central heated. Externally the property has a large and enclosed rear garden that has been flagged for ease of use and maintenance. If you are looking for a house you can simply move into, in a conveniently and popular location, close to excellent transport links and a host of amenities your search may just be over!

11 South Avenue
Manchester, M27 5RP

Monthly Rental Of £625



**Spacious and immaculately presented
end terrace home**

Modern fitted kitchen and bathroom

**Within walking distance of Monton,
located just off Folly Lane**

Vestibule

Complete with leaded window and a door leading into the lounge

Lounge 14' 5" x 13' 2" (4.39m x 4.01m)

Ceiling light point, wall-mounted radiator, double glazed window to the front elevation and a gas fire with a feature surround.

Kitchen/Dining Room 13' 2" x 10' 6" (4.01m x 3.2m)

Fitted with a modern range of wall and base units with complementary roll edge work surfaces and an integral sink and drainer unit. Built in oven/hob and extractor, with space and plumbing for a washing machine and fridge/freezer. Wall-mounted radiator, inset spot lights, large storage cupboard and partially tiled walls. Ample space for a dining table and a uPVC door to the rear garden.

Landing

Ceiling light point

Bedroom One 14' 5" x 10' 6" (4.39m x 3.2m)

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

Bedroom Two 16' 9" x 7' 3" (5.11m x 2.21m)

Double glazed window to the rear elevation, two ceiling light points and a wall-mounted radiator.

Bathroom 10' 6" x 6' 11" (3.2m x 2.11m)

Fitted with a four piece suite including paneled bath, spacious shower cubicle, low level W.C and a pedestal hand wash basin. Ceiling light point, wall mounted radiator and double glazed window to the rear elevation. Partially tiled walls.

Externally

Paved garden to the rear with shrub and floral borders. A brick built outhouse provides additional storage.



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. We have taken every precaution to ensure that these details are accurate and not misleading. 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 and approved details should be requested from the agents.



Energy Performance Certificate

11, South Avenue, Swinton, MANCHESTER, M27 5RP

Dwelling type: End-terrace house **Reference number:** 0988-5037-7252-0947-9914
Date of assessment: 08 February 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 09 February 2013 **Total floor area:** 67 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:

£ 3,327

Over 3 years you could save

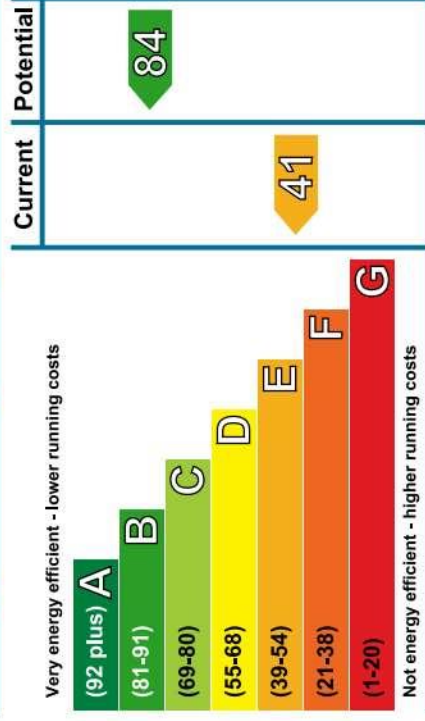
£ 1,728

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 2,913 over 3 years	£ 1,296 over 3 years	
Hot Water	£ 282 over 3 years	£ 171 over 3 years	
Totals	£ 3,327	£ 1,599	

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	£ 414	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 714	✓
3 Floor insulation	£800 - £1,200	£ 138	⚠

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.