

Hills Residential



PICK YOUR BAGS UP AND MOVE IN! Not to be missed is this deceptively spacious terrace home that benefits from TWO RECEPTION ROOMS as well as a full width EXTENSION at the rear. The whole property has been fully RE-FURBISHED THROUGHOUT in the last 2 years including re-wiring and replastering as well as NEW KITCHEN and NEW BATHROOM! The property briefly comprises of; A welcoming lounge, 13ft dining area and spacious modern kitchen to the ground floor. Upstairs there are two great sized bedrooms and a spacious modern bathroom. The property comes fully Upvc DOUBLE GLAZED and 'COMBI' gas central heated. Externally the yard to the rear has been well maintained and is an excellent sun trap in the afternoons. A fantastic first home! CALL NOW TO ARRANGE A VIEWING – 0161 707 4900.

24 Houghton Street «Address3» Manchester, M27 8XW

Monthly Rental Of £600





Extended

Chain Free

Two Reception Rooms «Star_Item_4»

Lounge 13' 0" x 13' 0 (3.96m x 3.96m)

Ceiling light point, television point, power point. UPVC window, single radiator, carpeted floor.

Dining Room 13'0" x 10'0 (3.96m x 3.05m)

Ceiling light point, power point. Under-stairs storage, single radiator, carpeted floor.

Kitchen 11'0" x 9'0 (3.35m x 2.74m)

Fitted with a range of wall and base units with roll top work surfaces, tiled splash back and stainless steel sink. Electric oven and gas hob. Space and plumbing for fridge/freezer, washer and dryer. Combi boiler. Ceiling light point, UPVC window, tiled floor.

Landing

Bedroom One 13' 0" x 13' 0 (3.96m x 3.96m)

Ceiling light point, UPVC window, power point, single

Bedroom Two 13'0" x 6'0 (3.96m x 1.83m)

Ceiling light point, UPVC window and single radiator.

Television, phone, internet and power point. Carpeted floor.

Bathroom 7' 0" x 7' 0 (2.13m x 2.13m)

radiator and carpeted floor.

Fully tiled walls and floor. Three piece suite comprising of low level W.C, hand wash basin and bath with shower over. Ceiling light point, UPVC window and single radiator.





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. 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



24, Houghton Street, Pendlebury, Swinton, MANCHESTER, M27 8XW

0396-2892-6160-9292-7715 RdSAP, existing dwelling 80 m² Type of assessment: Reference number: Total floor area: Mid-terrace house 2012 June 12 Date of assessment: Date of certificate: Dwelling type:

2012 June 14

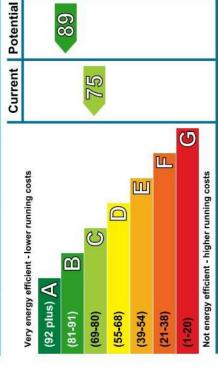
Use this document to:

- 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:		£ 1,494
Over 3 years you could save	save		£ 168
Estimated energy cos	nergy costs of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 1,104 over 3 years	£ 1,002 over 3 years	Vouganid
Hot Water	£ 258 over 3 years	£ 192 over 3 years	save £ 168
Totals	Totals £ 1,494	£ 1,326	over 3 years

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).

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Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 102	•
2 Solar water heating	£4,000 - £6,000	£ 66	()
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 630	()

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.