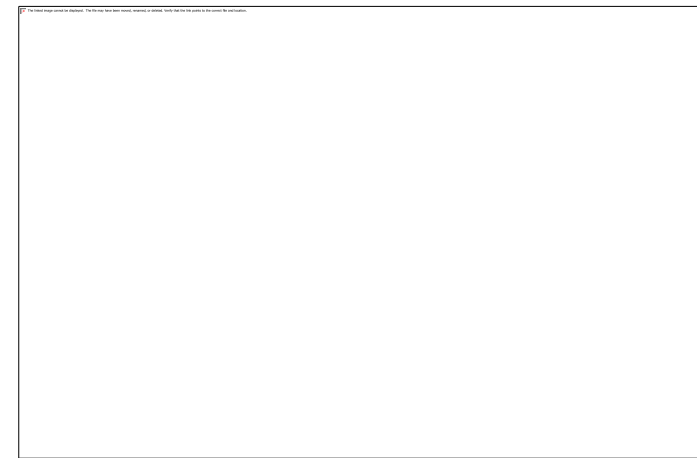
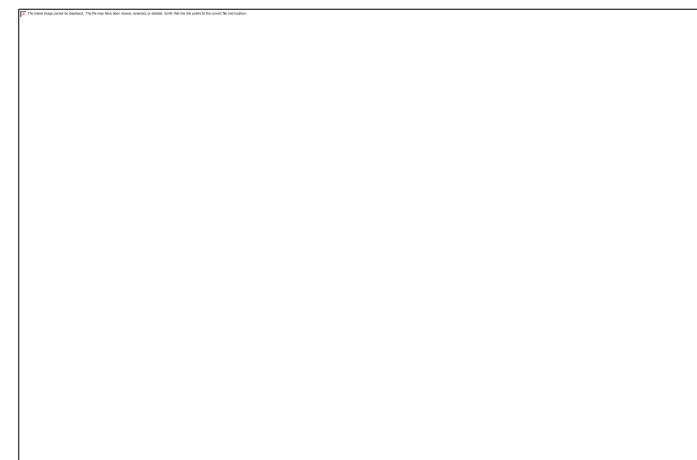




Hills Residential

Garden Street
Manchester, M30 0EZ

Monthly Rental Of £725



* CHAIN-FREE * This STUNNING PROPERTY features 2 GENEROUS BEDROOMS and a MODERN BATHROOM upstairs, whilst the OPEN-PLAN ground floor now offers a SPACIOUS and CONTEMPORARY LIVING SPACE. Presented in IMMACULATE CONDITION THROUGHOUT, the property benefits from having been COMPLETELY REFURBISHED TO A HIGH STANDARD, along with UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING as well as on-street parking to the front and a WELL-MAINTAINED YARD to the rear. Located in a POPULAR RESIDENTIAL AREA, this FANTASTIC PROPERTY is just a SHORT WALK from ECCLES METRO, Local shops, and Public transport. A PERFECT FIRST HOME OR INVESTMENT, COULD THIS BE THE ONE FOR YOU ? CALL US NOW TO BOOK A VIEWING ON - 0161 707 4900.

CHAIN-FREE

2 BEDROOMS

SPACIOUS OPEN-PLAN GROUND FLOOR

Lounge/Kitchen 24' 1" x 12' 5" (7.34m x 3.78m)
An open plan Lounge and Kitchen area, with space for dining. Gas fire with feature surround, two wall-mounted radiators and two uPVC double glazed windows to the front and rear. Alarm control panel, solid oak flooring and uPVC entrance door. TV, phone and power points, as well as ceiling light points. To the Kitchen area, a range of wall and base units with complimentary roll top work surface and integrated stainless steel sink, electric oven and gas hob. There are also integrated dishwasher, washing machine and fridge freezer. Combi boiler, uPVC door to the rear, as well as power points and another ceiling light point.

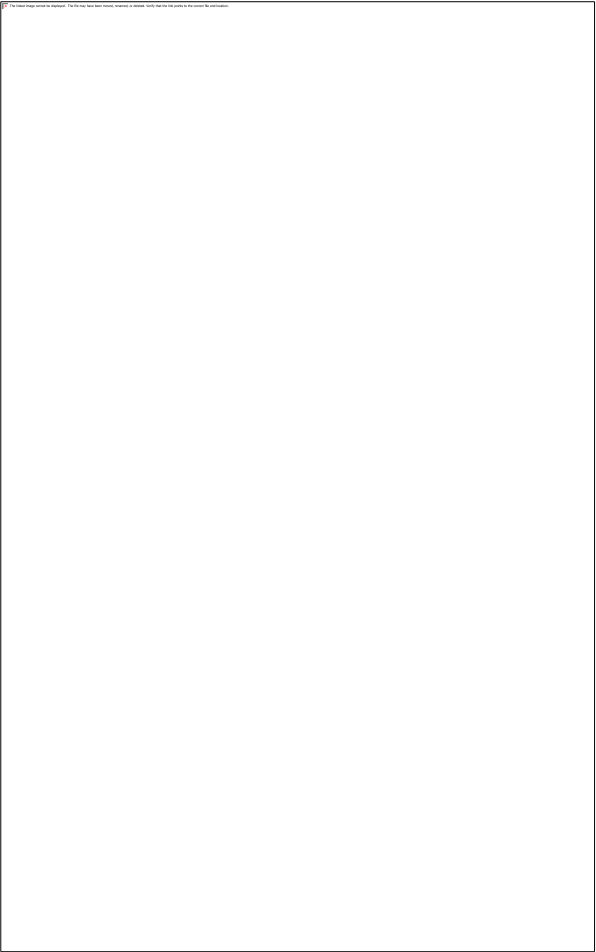
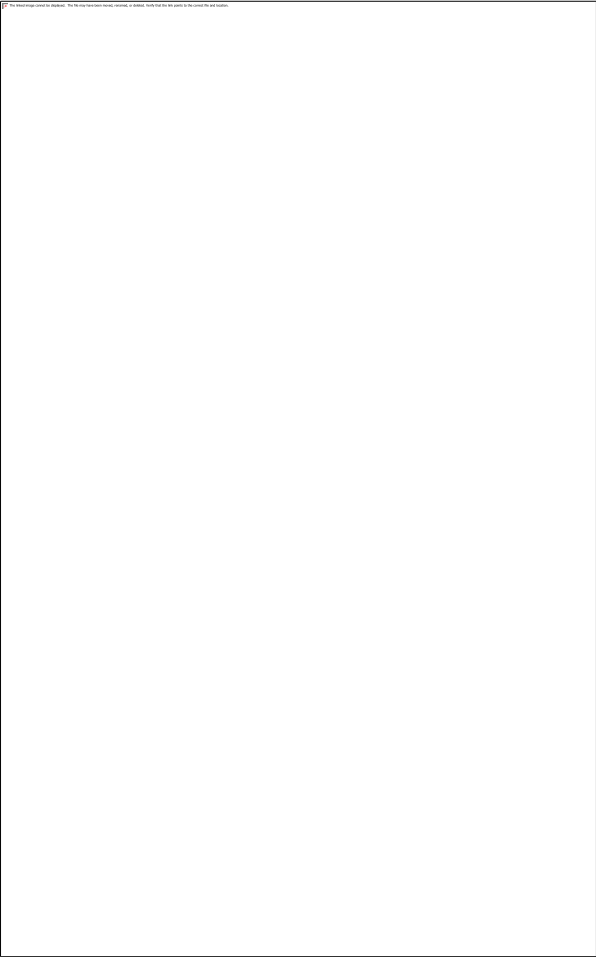
Landing 6' 7" x 2' 9" (2.01m x 0.84m)
Carpeted floors, access to all rooms on the first floor and ceiling light point.

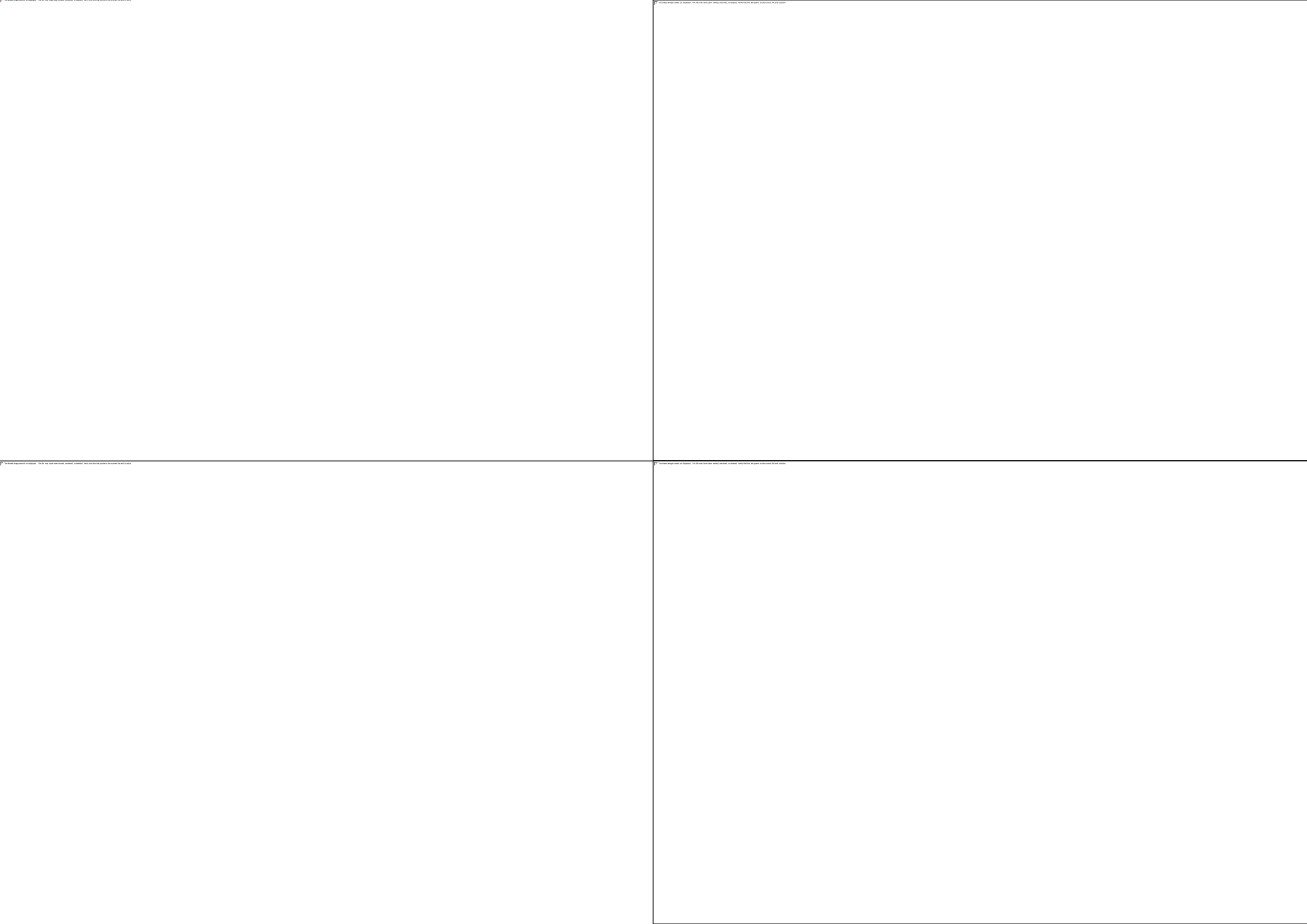
Bedroom One 12' 4" x 12' 2" (3.76m x 3.71m)
Fitted wardrobes, wall-mounted radiator and uPVC double glazed window to the front. Carpeted floors, TV and power points, as well as ceiling light point.

Bedroom Two 11' 2" x 5' 7" (3.40m x 1.70m)
uPVC double glazed window to the rear, wall-mounted radiator and carpeted floors, as well as power points and ceiling light point.

Bathroom 8' 0" x 6' 4" (2.44m x 1.93m)
Three piece white suite comprising of low level W.C., pedestal hand wash basin and bath with shower over. Storage cupboard, wall-mounted radiator, uPVC double glazed window to the rear and ceiling light point. Vinyl floors and part tiled walls.

Externally
Pavement fronted and, to the rear, a paved yard fully enclosed and with gated rear access.





Energy Performance Certificate

Garden Street, Eccles, MANCHESTER, M30 0EZ

Dwelling type: Mid-terrace house

Reference number: 0122-2820-7442-9674-7381

Date of assessment: 30 April 2014

Type of assessment: RdSAP, existing dwelling

Date of certificate: 30 April 2014

Total floor area: 55 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:

£ 1,959

Over 3 years you could save

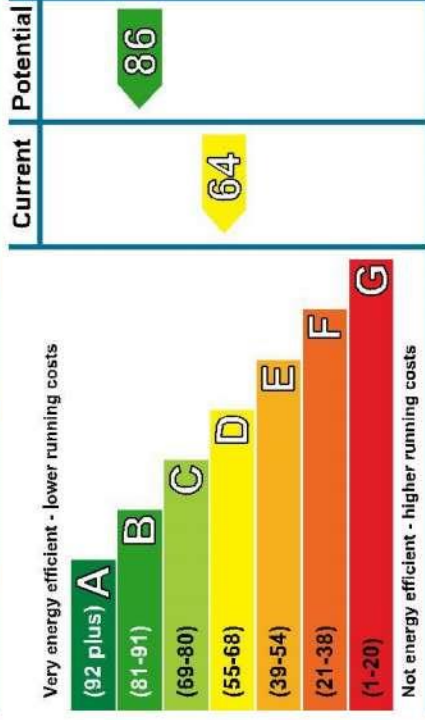
£ 450

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 108 over 3 years	
Heating	£ 1,494 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 252 over 3 years	£ 174 over 3 years	
Totals	£ 1,959	£ 1,509	

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	£ 93	✓
2 Cavity wall insulation	£500 - £1,500	£ 63	✓
3 Floor Insulation	£800 - £1,200	£ 69	✓

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.