



Hills Residential



NO CHAIN! Take a look at this **THREE BEDROOM** semi-detached family home! Situated in a quiet residential area this property will make the ideal first home or investment. This great property benefits from three bedrooms (two doubles) and a good sized family bathroom upstairs. Whilst downstairs offers a large reception room and kitchen diner! Externally there is a driveway to fit 2/3 cars, a large detached garage with power, a good sized grass garden and a large rear garden! This property is expected to have a high demand so call today on (0161) 707 4900 to book a viewing!

Hallsworth Road
Manchester, M30 7GZ

Offers in Excess of £100,000



NO-CHAIN!

THREE BEDROOMS (TWO DOUBLES)

FANTASTIC INVESTMENT OR FIRST HOME

Hall

Wall-mounted radiator, carpeted floors and ceiling light point.

Lounge 12' 11" x 14' 6" (3.93m x 4.42m)

Gas fire with brick feature surround, ceiling covings, wall-mounted radiator and uPVC single glazed window to the front. TV, phone and power points, as well as ceiling light point.

Kitchen 17' 8" x 9' 5" (5.38m x 2.87m)

Fitted with a range of wooden wall and base units with complimentary roll top work surface and integrated stainless steel sink, oven and hob. Space and plumbing for washer and fridge freezer. Two uPVC single glazed windows to the rear and one to the side, wall-mounted radiator and door to the garage. Dropped down ceiling with ceiling light spots, power points, vinyl floors and tiled splash backs.

Landing

uPVC single glazed window to the side, carpeted floors and ceiling light point.

Bedroom One 13' 0" x 9' 0" (3.96m x 2.74m)

uPVC single glazed window to the front, wall-mounted radiator and carpeted floors. Power points and ceiling light point.

Bedroom Two 9' 0" x 10' 5" (2.74m x 3.17m)

uPVC single glazed window to the rear, wall-mounted radiator and carpeted floors. Power points and ceiling light point.

Bedroom Three 9' 1" x 7' 6" (2.77m x 2.28m)

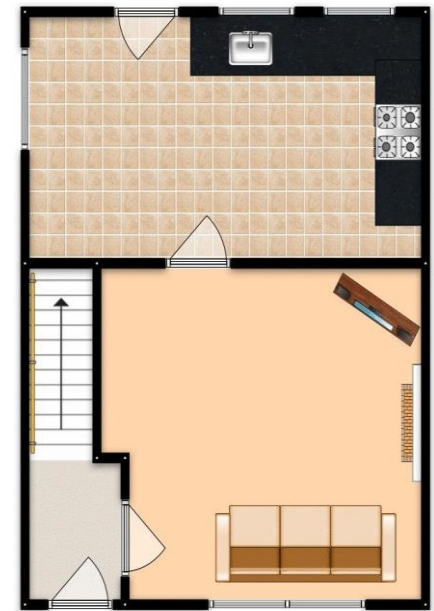
uPVC single glazed window to the front, carpeted floors, power points and ceiling light point.

Bathroom

Three piece fitted suite comprising of low level W.C., pedestal hand wash basin and bath. Wall-mounted radiator, uPVC single glazed window to the rear and two inset ceiling light spots. Tiled floors and tiled splash backs.

Externally

Lawn area to the front and paved driveway to the side. The rear benefits of a garden with lawn and paved seating area, as well as garage with power points and access from the side.





Energy Performance Certificate

Hallsworth Road, Eccles, MANCHESTER, M30 7GZ

Dwelling type: Semi-detached house **Reference number:** 9218-4096-7246-3465-9940
Date of assessment: 19 June 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 19 June 2015 **Total floor area:** 76 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:

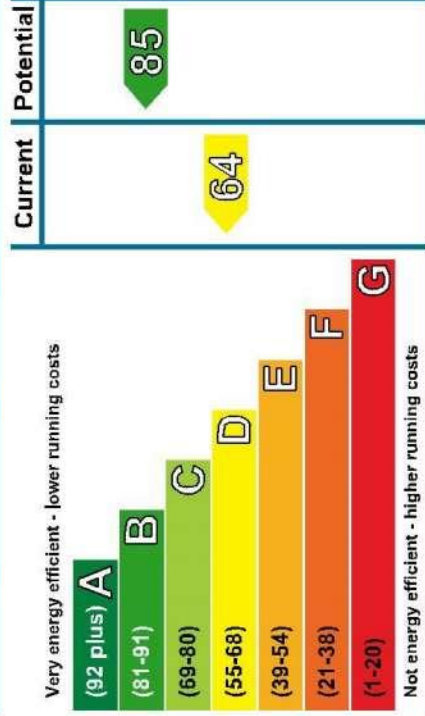
Over 3 years you could save	£ 2,406
	£ 678

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 147 over 3 years	You could save £ 678 over 3 years
Heating	£ 1,854 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 303 over 3 years	£ 207 over 3 years	
Totals	£ 2,406	£ 1,728	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 114	✔
2 Draught proofing	£80 - £120	£ 66	✔
3 Low energy lighting for all fixed outlets	£45	£ 87	

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.