

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.





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



Hallsworth Road, Eccles, MANCHESTER, M30 7GZ

9218-4096-7246-3465-9940 RdSAP, existing dwelling 76 m² Type of assessment: Reference number: Semi-detached house 2015 June 19 Date of assessment: Date of certificate: **Dwelling type:**

Total floor area: 2015 June 19

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:		£ 2,406
Over 3 years you could save	save		£ 678
Estimated energy costs of this home	sts of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 147 over 3 years	
Heating	£ 1,854 over 3 years	£ 1,374 over 3 years	You could

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.

over 3 years

save £ 678

£ 207 over 3 years

£ 303 over 3 years

Hot Water

£ 2,406

Totals

£ 1,728

Energy Efficiency Rating

(81-91) B (69-80) C (55-68) D (39-54) E (21-38) F
-20)

The graph shows the current energy efficiency of your home The higher the rating the lower your fuel bills are likely to be.

undertaking the recommendations on page 3. The potential rating shows the effect of

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	i ypical 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.