

\*\* CHAIN FREE - 3 BEDROOM MODERN HOME WITH PARKING! \*\* CALLING ALL FIRST TIME BUYERS AND INVESTORS! THIS IS THE PERFECT HOME FOR YOU! This MODERN property is located close by to amenities, transport links and schools! To the ground floor, there is an entrance hallway, LARGE LIVING AREA, MODERN KITCHEN AND W/C. To the first floor, there is a GREAT SIZED MASTER BEDROOM, FURTHER DOUBLE BEDROOM, family bathroom and 3rd bedroom! Externally, there is OFF-ROAD PARKING to the front and a LARGE REAR GARDEN which is not overlooked. Call today to book a viewing on 0161 707 4900!

Mather Road Eccles, M30 0WQ

Monthly Rental Of £675

0161 7074900 info@hillsresidential.co.uk

## Hallway

Ceiling light point, wall-mounted radiator and lino flooring.

**Lounge** 10' 1" x 17' 9" (3.07m x 5.41m) Double glazed window to the front, two ceiling light points, wall-mounted radiator and laminate flooring.

**Kitchen** 12' 9" x 8' 5" (3.88m x 2.56m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Four ring gas hob and electric oven and plumbing for washing machine. Double glazed window to the rear, ceiling light point, part tiled walls, wall-mounted radiator and lino flooring.

### WC

Fitted two piece white suite comprising of low level WC and pedestal hand wash basin. Double glazed window to the rear, ceiling light point and wall-mounted radiator.

### **First Floor Landing**

Ceiling light point and loft access.

Bedroom One 12'9" x 9'6" (3.88m x 2.89m) Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two 10'7" x 5'8" (3.22m x 1.73m) Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Three 6' 7" x 7' 3" (2.01m x 2.21m) Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Family Bathroom 5' 7" x 6' 4" (1.70m x 1.93m)

Fitted three piece white suite comprising of low level WC, pedestal hand wash basin and bath with thermostatic shower. Ceiling light point and wall-mounted radiator.

### **Externally**

At the front, paved off-road parking. At the rear, laid to lawn and paved.



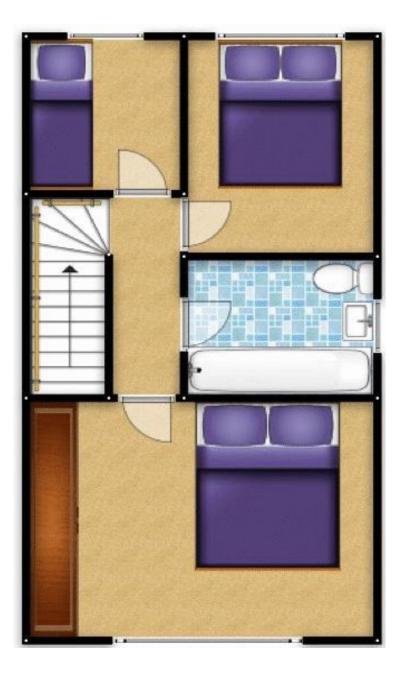


MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the

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**

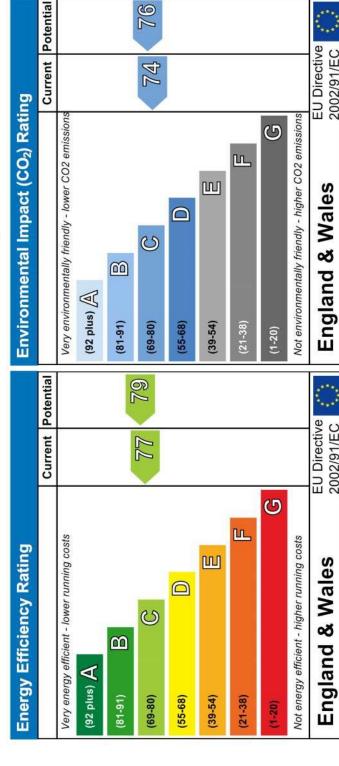


Mather Road Eccles MANCHESTER M30 0WQ

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

End-Terrace house
08 January 2011
ate: 08 January 2011
lber: RdSAP, existing dwelling

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide ( ${\rm CO}_2$ ) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# Estimated energy use, carbon dioxide (CO<sub>2</sub>) emmissions and fuel costs of this home

	Current	Potential
Energy use	186 kWh/m² per year	175 kWh/m² per year
Carbon dioxide emissions	2.2 tonnes per year	2.1 tonnes per year
Lighting	£51 per year	£41 per year
Heating	£355 per year	£344 per year
Hot water	£98 per year	£93 per year
The first of the the table of a contract	المرائح والمستويد والمستود	land and the state of the state of Land

costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, he figures in the table above have been provided to enable prospective buyers and tenants to compare the tuel because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.