



**** 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.







Energy Performance Certificate

Mather Road
Eccles
MANCHESTER
M30 0WQ

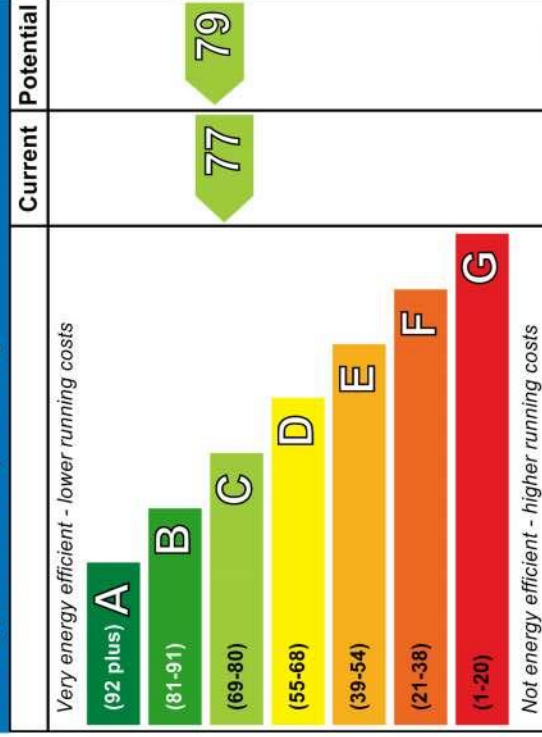
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

End-Terrace house
08 January 2011
08 January 2011

RdSAP, existing dwelling
72 m²

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 (CO₂) emissions.

Energy Efficiency Rating



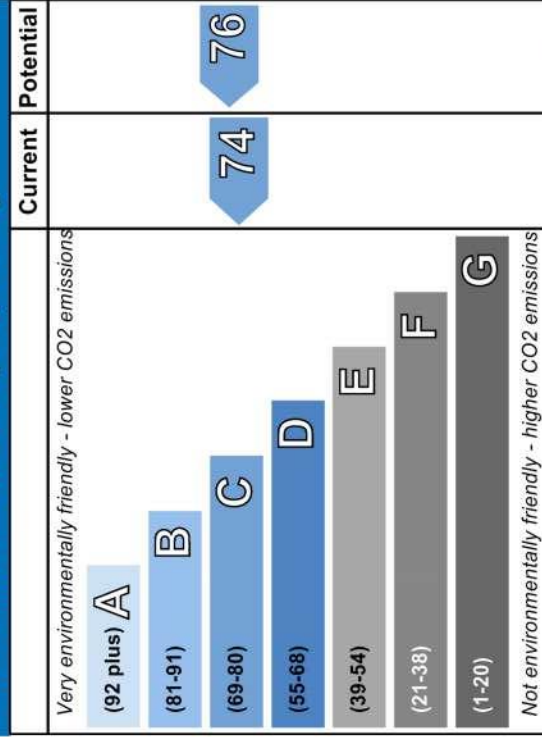
England & Wales

EU Directive
2002/91/EC



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.

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	186 kWh/m ² per year	175 kWh/m ² 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 figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, 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 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.