



Hills Residential



Spacious two bedroom home

Open plan lounge and separate dining area

Popular location close to excellent transport links and amenities

Would make the ideal first home or potential investment

Gas central heated and double glazed

Two large bedrooms and a large bathroom to the 1st floor



724 Liverpool Road
Manchester, M30 7LW

Monthly Rental Of
£675

Hallway 12' 10" x 3' 1" (3.91m x 0.94m)

Ceiling light point, wall mounted radiator and stairs to the 1st floor landing

Lounge 15' 1" x 10' 8" (4.59m x 3.25m)

Double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator. Gas fire with feature surround

Dining Room 12' 0" x 10' 11" (3.65m x 3.32m)

Ceiling light point and UPVC patio doors leading out to the rear garden.

Kitchen 14' 4" x 8' 4" (4.37m x 2.54m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer. With space for a large 6 ring oven and hob. Space and plumbing for a washing machine and fridge/freezer. Two ceiling light points and a wall mounted radiator. Vinyl flooring

Landing

Ceiling light point and wall mounted radiator. Loft access

Bedroom One 14' 0" x 11' 0" (4.26m x 3.35m)

Two double glazed windows to the front elevation, ceiling light point and a wall mounted radiator. Painted floor boards

Bedroom Two 12' 2" x 8' 9" (3.71m x 2.66m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation.

Bathroom

Fitted with a three piece suite including bath with shower over, low level W.C and a pedestal hand wash basin. Double glazed window, ceiling light point and a wall mounted radiator. Partially tiled walls

Externally

To the front a low maintenance garden set behind a low lying brick built wall and to the rear a gated garden with off road parking.



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 sale.

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. We have taken every precaution to ensure that these details are accurate and not misleading. 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 and approved details should be requested from the agents.

Energy Performance Certificate



724, Liverpool Road
Eccles
MANCHESTER
M30 7LW

Dwelling type: Mid-terrace house
Date of assessment: 19 March 2010
Date of certificate: 22-Mar-2010
Reference number: 0373-2841-6570-9090-3561
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		62
(39 - 54) E	44	
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
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

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		59
(39 - 54) E	41	
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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	446 kWh/m ² per year	293 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	3.8 tonnes per year
Lighting	£67 per year	£40 per year
Heating	£754 per year	£541 per year
Hot water	£301 per year	£203 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 temperature, 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.