



Situated a short walk away from the vibrant MONTON VILLAGE is this sleek and modern three-bedroom mews that benefits from NO CHAIN, NEW COMBI-BOILER, OFF ROAD PARKING and a 36FT SOUTH FACING GARDEN! A great first home or base for young families the property is located close to some fantastic schools, exceptional transport links and a wide range of bars, restaurants and amenities. The property itself boasts an entrance hallway, family sized lounge, W.C and an open-plan kitchen diner that opens on the rear garden. To the 1st floor there are three bedrooms, EN-SUITE to the master bedroom and a fitted bathroom. Fully gas central heated (new Combi-boiler recently installed) and double glazed. Externally the property has the added benefit of OFF-ROAD PARKING to the front and a 36FT SOUTH FACING GARDEN to the rear. With NO CHAIN ATTACHED this home is sure to be popular, for more information or to book your viewing contact the office on 01617074900

**Ellesmere Green
Manchester, M30 9EZ**

Offers in Excess of £210,000

**0161 7074900
info@hillsresidential.co.uk**

Entrance Hallway

Composite door to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Lounge 18' 1" x 10' 0" (5.51m x 3.05m)

Double glazed bay window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Kitchen 13' 1" x 10' 1" (3.98m x 3.07m)

Fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Integrated four ring gas hob and oven. Integrated fridge/freezer and dish washer. Space for a washing machine. Double glazed window to the rear, patio doors to the rear, two ceiling light points, tiled splash-backs, boiler as well as lino and carpeted floors.

Downstairs W.C

Fitted with a tow piece suite comprising of low level W.C and a pedestal hand wash basin. Ceiling light point, wall-mounted radiator and lino flooring.

First Floor Landing

Ceiling light point, carpeted floors and loft access via loft hatch.

Bedroom One 10' 1" x 10' 0" (3.07m x 3.05m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

En-suite 7' 0" x 3' 0" (2.13m x 0.91m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and shower cubicle. Double glazed window to the front, ceiling light point, wall-mounted radiator, tiled splash-backs and lino flooring.

Bedroom Two 10' 0" x 6' 1" (3.05m x 1.85m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Three 6' 11" x 6' 1" (2.11m x 1.85m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)

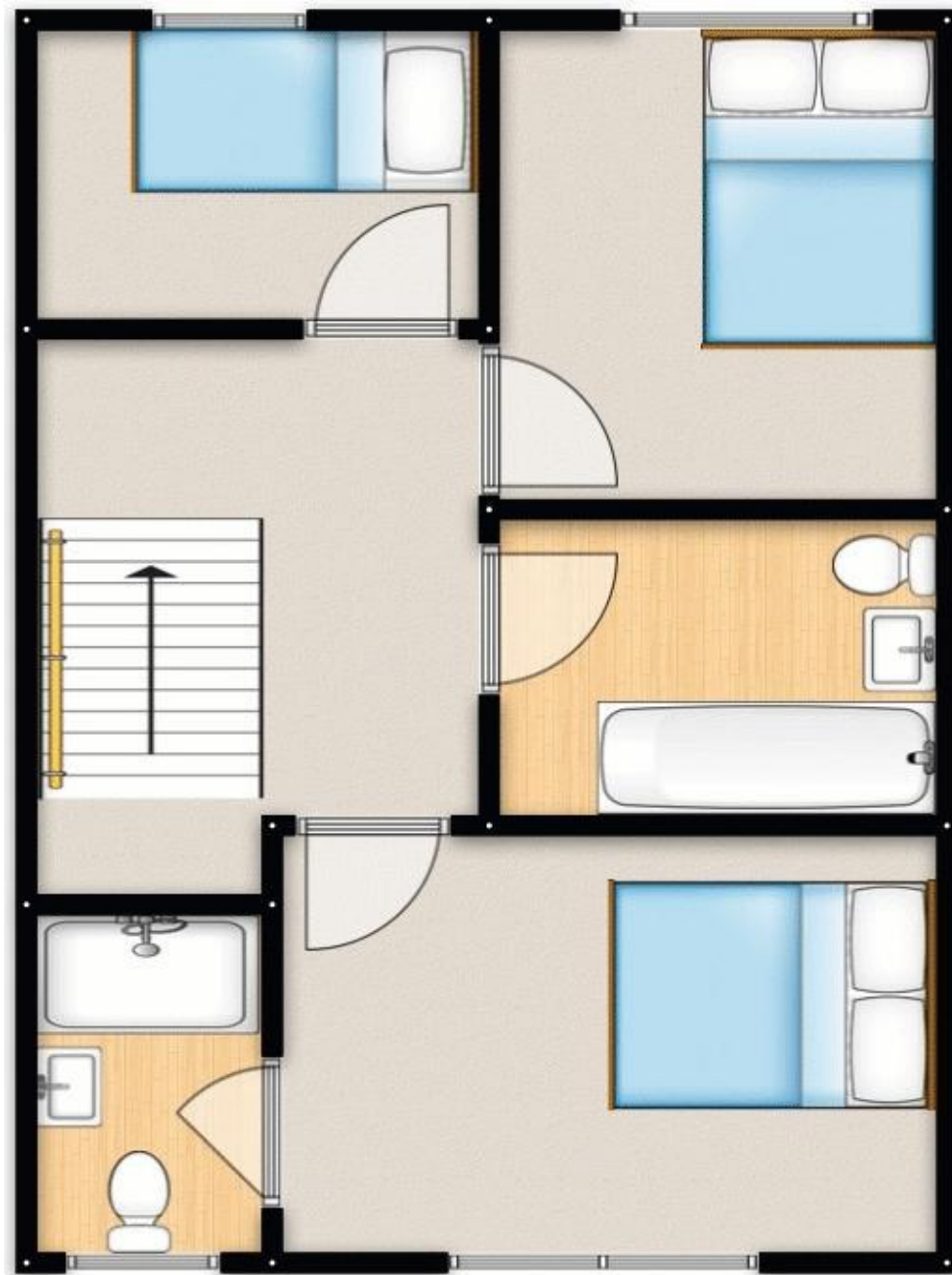
Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath. Ceiling light point, tiled splash-backs and lino flooring.

Externally

To the front of the property is a driveway providing off road parking. Whilst to the rear is a 36ft south facing garden complete with a flagged patio and laid to lawn garden all enclosed with wood panel fencing and gated access. The rear benefits from the sun most of the day.







Energy Performance Certificate

Ellesmere Green, Eccles, MANCHESTER, M30 9EZ

Dwelling type:	Mid-terrace house	Reference number:	
Date of assessment:	11 July 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 July 2018	Total floor area:	70 m ²

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:

£ 1,707

Over 3 years you could save

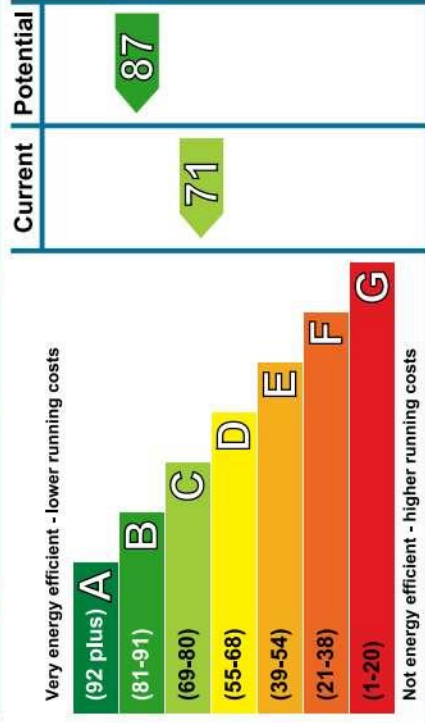
£ 237

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,239 over 3 years	£ 1,089 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
Totals	£ 1,707	£ 1,470	You could save £ 237 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 147
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 807

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.