



# Hills Residential



ARE YOU LOOKING FOR A 3 BEDROOM PROPERTY IN MOVE-IN CONDITION ? Take a look at this FABULOUS 3 bedroom semi-detached. Situated in a POPULAR RESIDENTIAL AREA of Swinton, this GREAT FAMILY HOME offers a GENEROUS entrance hallway, lounge, and SPACIOUS MODERN KITCHEN with UTILITY ROOM downstairs, along with 3 well-proportioned bedrooms and separate bathroom & w.c upstairs. The property benefits from GAS CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS throughout, as well as OFF-ROAD PARKING and GARDENS TO THE FRONT AND REAR. Positioned within WALKING DISTANCE of parks, shops and public transport, this FANTASTIC HOME is READY TO MOVE STRAIGHT IN TO and with NO STAMP-DUTY TO PAY would suit FIRST-TIME BUYERS & FAMILIES ALIKE ! CALL US NOW TO BOOK A VIEWING ON - 0161 707 4900.

131 Dorchester Road  
Manchester, M27 5US  
Monthly Rental Of £625



**3 BEDROOMS**

**EXCELLENT LOCATION, CLOSE TO  
PARKS, SHOPS & PUBLIC TRANSPORT**

**OFF-ROAD PARKING**

**Hall 16' 6" x 5' 8" (5.03m x 1.73m)**

uPVC double glazed door to the front, wall-mounted double radiator and carpeted floors. Power point and ceiling light point.

**Lounge 14' 7" x 11' 3" (4.44m x 3.43m)**

Gas fireplace, uPVC double glazed bay window to the front and wall-mounted radiator. Carpeted floors, TV, phone and power points, as well as ceiling light point.

**Kitchen 11' 4" x 11' 3" (3.45m x 3.43m)**

Fitted with a range of wall and base units with complimentary roll top work surface and integrated stainless steel sink. Space and plumbing for gas cooker, washer and fridge freezer. uPVC double glazed window to the rear, vinyl floors and tiled splash backs. Wall-mounted double radiator, power points and ceiling light point.

**Utility room 7' 2" x 5' 8" (2.18m x 1.73m)**

Combi boiler, space for fridge freezer and vinyl floors. uPVC double glazed door to the rear, power points and ceiling light point.

**Landing 12' 2" x 8' 8" (3.71m x 2.64m)**

Access to the loft, two storage cupboards and uPVC double glazed window to the side. Carpeted floors, power point and ceiling light point.

**Bedroom One 11' 4" x 11' 0" (3.45m x 3.35m)**

uPVC double glazed window to the rear, wall-mounted radiator and laminate floors. TV and power points, as well as ceiling light point.

**Bedroom Two 8' 5" x 8' 5" (2.56m x 2.56m)**

uPVC double glazed window to the front, wall-mounted radiator and laminate floors. TV and power points, as well as ceiling light point.

**Bedroom Three 8' 7" x 8' 4" (2.61m x 2.54m)**

Storage cupboard, wall-mounted radiator and uPVC double glazed window to the front. Laminate floors, power points and ceiling light point.

**Bathroom 5' 6" x 5' 1" (1.68m x 1.55m)**

Two piece white suite comprising of hand wash basin and bath with thermostatic shower over. uPVC double glazed window to the rear, vinyl floors and tiled walls. Wall-mounted radiator and ceiling light point.

**Separate W.C. 5' 6" x 2' 6" (1.68m x 0.76m)**

Low level W.C., uPVC double glazed window to the side, vinyl floors and ceiling light point.

**Externally**

To the front, a lawn area and driveway. To the rear, garden laid to lawn, fully fenced and with gated side access.









# Energy Performance Certificate

131, Dorchester Road, Swinton, MANCHESTER, M27 5US

**Dwelling type:** Semi-detached house      **Reference number:** 8195-7827-3900-8316-4906  
**Date of assessment:** 06 March 2015      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 06 March 2015      **Total floor area:** 82 m<sup>2</sup>

## 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:

**£ 2,271**

## Over 3 years you could save

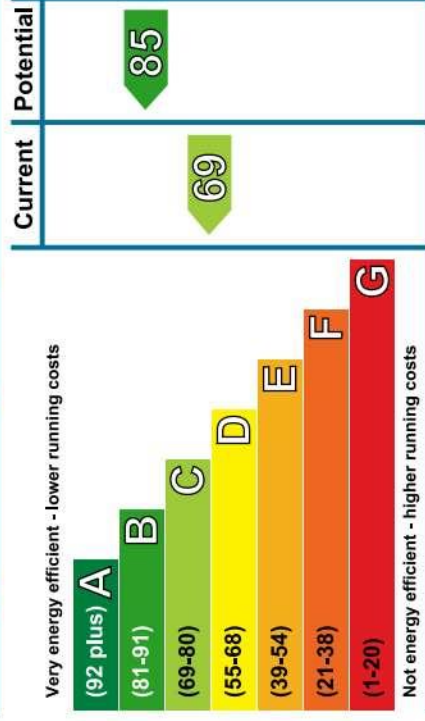
**£ 474**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 159 over 3 years	
Heating	£ 1,716 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 312 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,271</b>	<b>£ 1,797</b>	

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.

## 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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 123	✓
2 Low energy lighting for all fixed outlets	£40	£ 72	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 75	✓

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](http://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.