



****MODERN THREE BEDROOM DETACHED FAMILY HOME** on the popular Bridgewater Village development. This **STUNNING** home benefits from **OFF ROAD** parking, an **INTEGRAL GARAGE**, **20FT FITTED KITCHEN/DINER**, **DOWNSTAIRS W.C**, **UTILITY ROOM**, enclosed **SPACIOUS SUN-DRENCHED** rear garden and an **ENSUITE** to the master bedroom. The ground floor comprises of an entrance hallway, reception room, **SPACIOUS** kitchen/diner, utility room, downstairs W.C and an integral garage. The first floor has a **MODERN** three-piece family bathroom, three **WELL-PROPORTIONED** bedrooms with the master bedroom benefiting from walk through wardrobe and an **EN-SUITE**. The property is gas central heated and double glazed throughout. Externally the property has a low maintenance front garden and a driveway for two vehicles. The rear garden has low maintenance flower beds, a patio and turfed area and benefits from the sun all day. This **SUPERB** property has so much to offer and is **IDEAL** for first time buyers or families alike. Houses on this development are highly sought after so early viewing will be essential, contact the office on 01617074900 to arrange your viewing!

Calder Lane
Manchester, M30 8EL

£260,000

0161 7074900
info@hillsresidential.co.uk

Hallway

uPVC entrance door to the front, ceiling light point, wall-mounted radiator and laminate flooring.

Lounge 15' 1" x 9' 0" (4.59m x 2.75m)

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

Kitchen/Diner 20' 9" x 8' 4" (6.32m x 2.55m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven, integrated dishwasher and space for fridge/freezer. Patio doors to rear, ceiling light point, ceiling spotlights and two wall-mounted radiators.

Utility Room 7' 5" x 5' 3" (2.26m x 1.59m)

Double glazed window to the side, ceiling light point, space for washing machine and wall-mounted radiator.

Downstairs WC 16' 4" x 7' 11" (4.97m x 2.42m)

Fitted two piece white suite comprising of low level WC and pedestal hand wash basin. Ceiling light point and wall-mounted radiator.

Garage 16' 4" x 8' 0" (4.97m x 2.45m)

Space for washing machine and dryer, boiler and ceiling light point.

First Floor Landing

Ceiling light point, storage cupboard and access to a loft via loft hatch.

Bedroom One 11' 3" x 12' 10" (3.42m x 3.90m)

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

Walk-In Wardrobe 7' 3" x 4' 11" (2.22m x 1.51m)

Ceiling spotlights, wall-mounted radiator and carpeted floors.

En-Suite 7' 3" x 4' 11" (2.22m x 1.51m)

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

Bedroom Two 11' 10" x 9' 3" (3.61m x 2.82m)

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

Bedroom Three 15' 1" x 9' 0" (4.59m x 2.75m)

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

Family Bathroom 4' 11" x 6' 6" (1.51m x 1.98m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Double glazed windows to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Externally

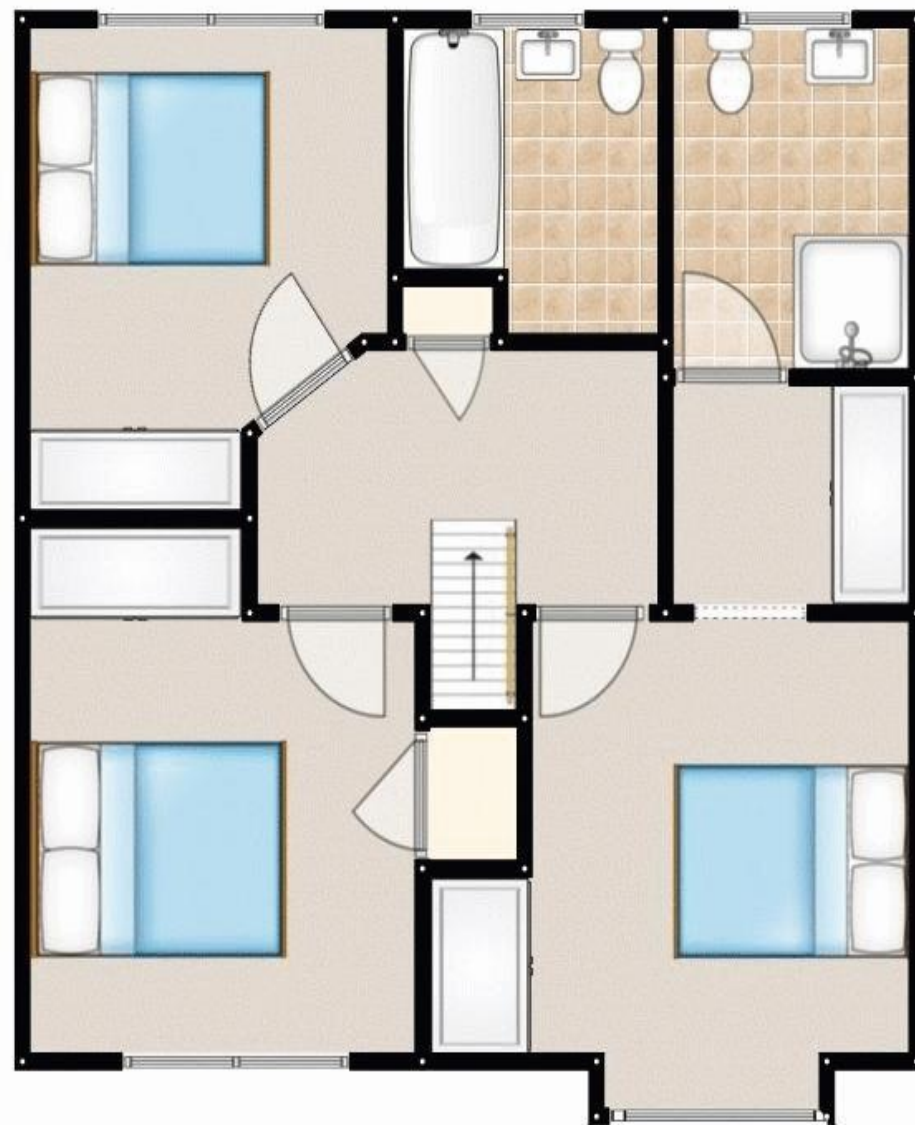
Low maintenance front garden with off road parking for two cars. Large enclosed sun drenched rear garden with low maintenance flower beds, a patio area and turned area.



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. 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.





Calder Lane, Eccles, MANCHESTER, M30 8EL

Dwelling type: Detached house
Date of assessment: 16 April 2015
Date of certificate: 16 April 2015
Reference number: SAP, new dwelling
Type of assessment: SAP, new dwelling
Total floor area: 88 m²

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:

£ 1,341

Over 3 years you could save

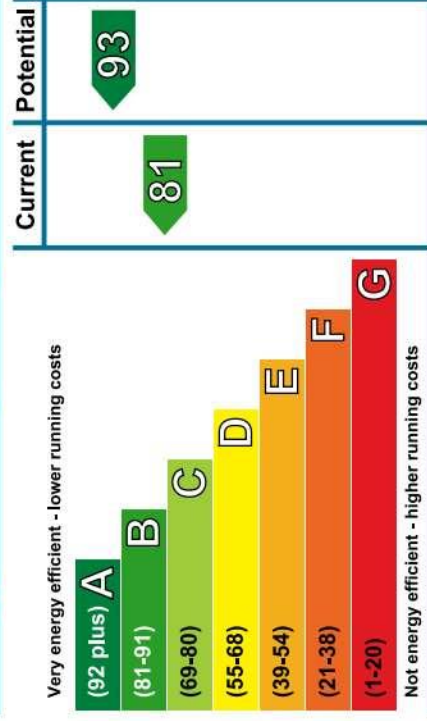
£ 138

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 864 over 3 years	£ 870 over 3 years	
Hot Water	£ 312 over 3 years	£ 168 over 3 years	
Totals	£ 1,341	£ 1,203	

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 135
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 723