

* CHAIN-FREE * Presented in EXCELLENT CONDITION this GROUND FLOOR apartment features a GENEROUS DOUBLE BEDROOM, lounge, and FITTED MODERN KITCHEN & BATHROOM. Benefiting from ELECTRIC HEATING & UPVC DOUBLE GLAZED WINDOWS throughout as well as PRIVATE ACCESS and COMMUNAL GARDENS TO THE FRONT & REAR. Situated close to parks & motorway networks the property is also within WALKING DISTANCE OF SHOPS, BUS ROUTES, and SWINTON TRAIN STATION. A PERFECT FIRST HOME OR INVESTMENT, CALL US NOW TO BOOK A VIEWING ON - 0161 794 2888.

Station Road Manchester, M27 6AH

Guide Price £50,000

0161 794 2888 swinton@hillsresidential.co.uk

Hall 4' 2" x 3' 5" (1.27m x 1.04m)

Lounge 11' 1" x 10' 3" (3.38m x 3.12m)

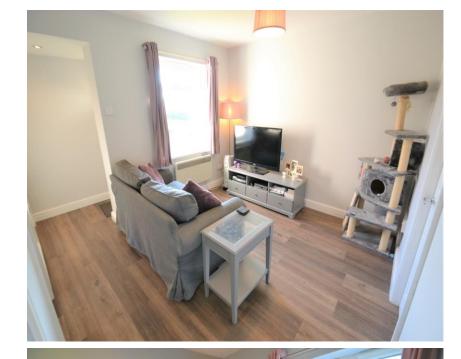
Kitchen 7' 6" x 5' 9" (2.28m x 1.75m)

Bedroom 11' 4" x 7' 3" (3.45m x 2.21m)

Bathroom 10′ 0″ x 5′ 6″ (3.05m x 1.68m)

Externally

Communal gardens to front and rear.





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

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.





Energy Performance Certificate



Swinton

Swinton

MANCHESTER

M27 6AH

Dwelling type: Ground floor flat Date of assessment: 20-Jul-2010

Reference number: 8660-6323-7050-2890-0926

26-Jul-2010

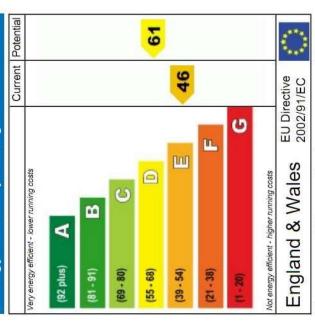
Date of certificate:

Reference number: 8000-0323-7030-2090-092
Type of assessment: RdSAP, existing dwelling

Total floor area: 29 m²

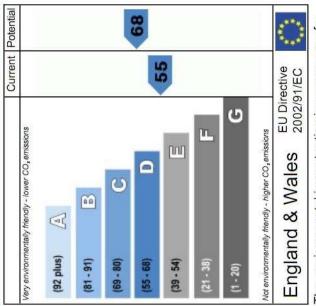
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) 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	538 kWh/m² per year	386 kWh/m² per year
Carbon dioxide emissions	2.5 tonnes per year	1.8 tonnes per year
Lighting	£23 per year	£15 per year
Heating	£361 per year	£287 per year
Hot water	£272 per year	£201 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs carbon emissions of one home with another. To enable this comparison the figures have been calculated using 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.