



**HILLS**

PERFECT FIRST BUY OR FAMILY HOME \* WELL PRESENTED THROUGHOUT \* THREE GENEROUS BEDROOMS \* MODERN FITTED KITCHEN & BATHROOM \* Located in a POPULAR POCKET of Eccles within WALKING DISTANCE TO LOCAL SHOPS and SCHOOLS & SURROUNDED BY EXCELLENT TRANSPORT LINKS. This GREAT HOME features a SPACIOUS OPEN PLAN LOUNGE & DINING ROOM, MODERN FITTED KITCHEN and under stairs storage, whilst the spacious first floor offers THREE GENEROUS BEDROOMS and a MODERN FITTED BATHROOM. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits a LOW MAINTENANCE FRONT GARDEN and a PRIVATE REAR GARDEN with lawn & patio area. Ideally positioned with EXCELLENT AMENITIES & TRANSPORT LINKS, SURE TO BE POPULAR, CALL THE TEAM NOW TO SECURE YOUR VIEWING!

Liverpool Road  
Manchester, M30 7NA

**Offers in Excess of £180,000**

0161 7074900  
sales@hills.agency

## Hall

Ceiling light point, wall mounted radiator and PVC door.

## Reception One 12' 8" x 11' 4" (3.86m x 3.45m)

Ceiling light point, double glazed bay window, power point, wall mounted radiator and open fire.

## Reception Two 12' 9" x 11' 7" (3.88m x 3.53m)

Ceiling light point, power point, double glazed window and wall mounted radiator.

## Kitchen 10' 9" x 7' 4" (3.27m x 2.23m)

Fitted with a range of wall and base units with complementary work surfaces and integral sink and drainer unit. Integrated gas hob and electric oven with space for a washing machine and fridge freezer. Ceiling spotlights, double glazed windows, PVC door, power point with USB, wall mounted radiator and under stairs storage.

## Landing

Ceiling light point, loft access and power point.

## Bedroom One 13' 7" x 11' 9" (4.14m x 3.58m)

Ceiling light point, wall mounted radiator, double glazed window and power point with USB.

## Bedroom Two 9' 4" x 7' 1" (2.84m x 2.16m)

Ceiling light point, wall mounted radiator, power point and double glazed window.

## Bedroom Three 10' 0" x 6' 9" (3.05m x 2.06m)

Ceiling light point, wall mounted radiator, double glazed window, power point, boiler and storage cupboard.

## Bathroom 9' 5" x 5' 5" (2.87m x 1.65m)

Fitted with a three piece suite including a hand wash basin, WC and bath with over head shower. Ceiling spotlights and hand towel rail.

## Externally

Paved patio, side gates, raised plant borders, wooden shed and lawn to the rear. Gated garden, paved path to the front door and decorative slate chippings to the front of the house.

## Additional Info

Tenure - Leasehold

EPC – D

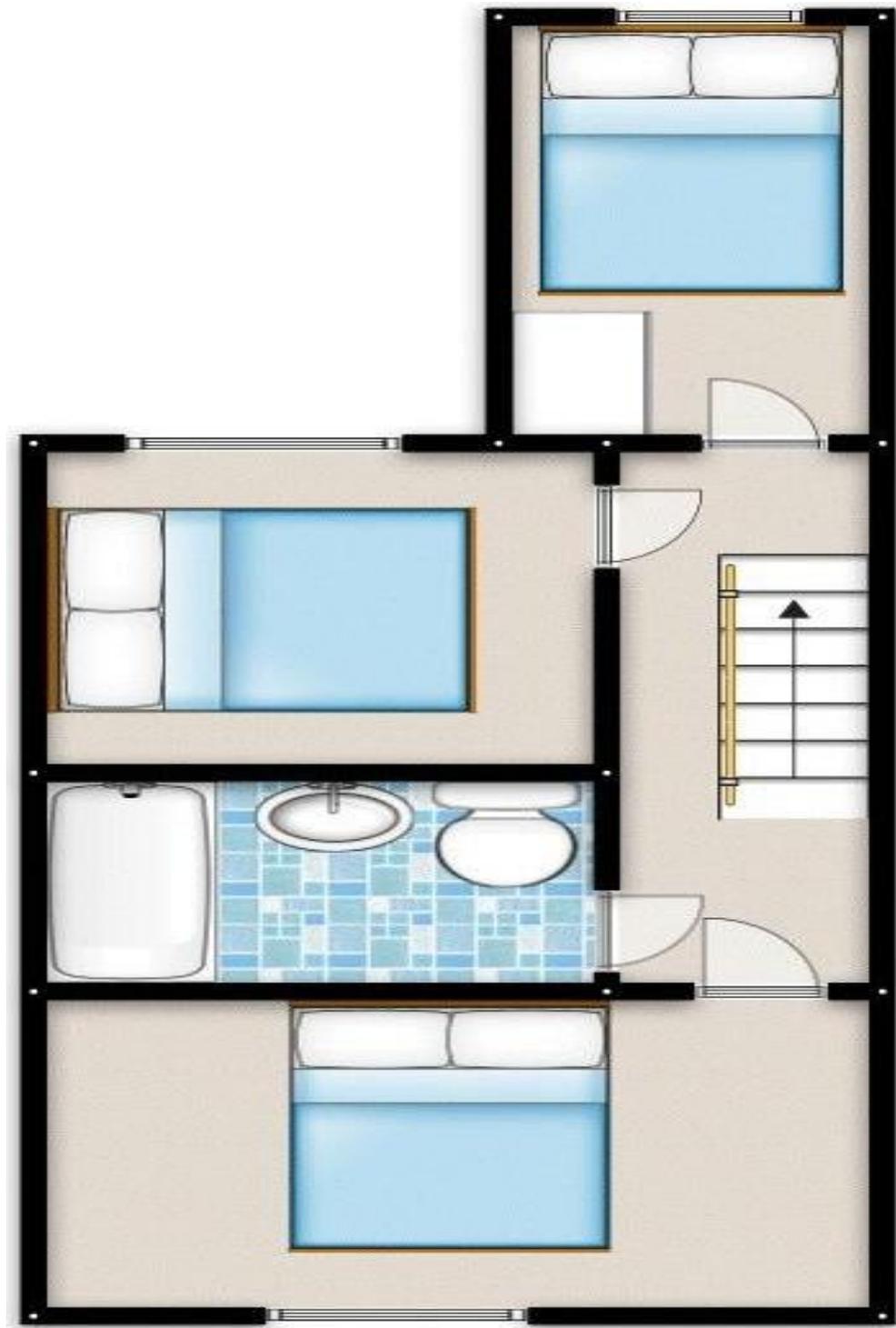
Council Tax Band - A



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.





# Energy performance certificate (EPC)

Liverpool Road Eccles MANCHESTER M30 7NA	Energy rating <b>D</b>	Valid until: 21 July 2030 Certificate number: 8490-6123-4870-7439-4226
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## Property type

Mid-terrace house

## Total floor area

87 square metres

## Rules on letting this property

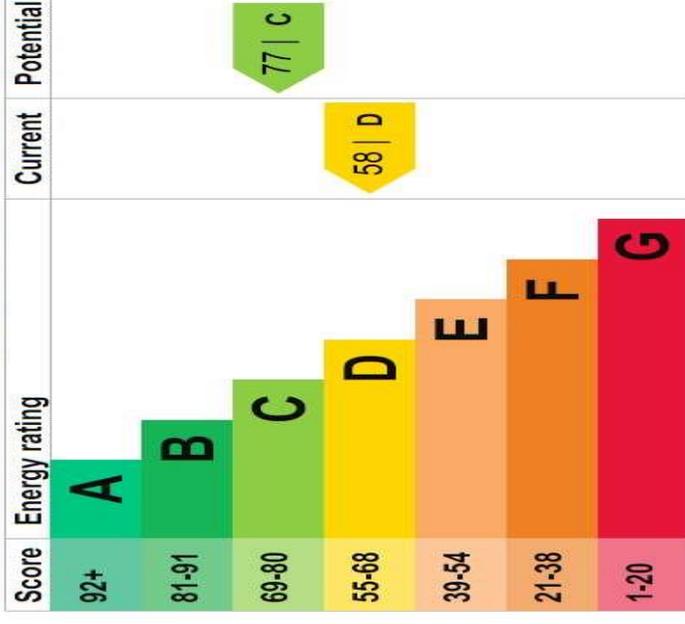
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See [how to improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average