



**HILLS**

\* IMMACULATEDLY PRESENTED THROUGHOUT \* IDEALLY POSITIONED ON A QUIET CUL DE SAC \* WALKING DISTANCE TO MONTON VILLAGE \* This BEAUTIFUL modern mews home offers THREE SPACIOUS BEDROOMS and a MODERN FITTED BATHROOM to the first floor, whilst the ground floor offers an ENTRANCE PORCH, GENEROUS LOUNGE, modern FITTED KITCHEN & DINING AREA with French doors that open on to the rear garden. Externally the property benefits from WELL KEPT FRONT & REAR GARDENS, street parking and a GARAGE to the front. The property is ideally placed and within walking distance to Monton village with its array of bars, restaurants and amenities, contact the office on 01617074900 to book your viewing today!

**Harbern Close  
Manchester, M30 9LX**

**£270,000**

**0161 7074900  
sales@hills.agency**

**Entrance Porch 6' 0" x 5' 4" (1.83m x 1.62m)**

Laminate flooring, composite external door, radiator, double glazed window, power point and ceiling light spots.

**Lounge 15' 0" x 12' 7" (4.57m x 3.83m)**

Laminated flooring, double glazed window, gas fire, ceiling light point, radiator, under stairs storage and power points.

**Kitchen/ dining area 18' 2" x 9' 4" (5.53m x 2.84m)**

Tilde flooring, partially tiled walls, French doors opening in to the rear garden, wall and base units, stainless steel sink & extractor, induction hob, electric oven & grill, double glazed window, two ceiling light points, integrated fridge freezer and space for washing machine.

**Landing 8' 3" x 7' 9" (2.51m x 2.36m)**

Laminated flooring, ceiling light point, power point and access into the loft.

**Bedroom One 13' 1" x 9' 9" (3.98m x 2.97m)**

Laminated flooring, double glazed window, ceiling light point, radiator and power points.

**Bedroom Two 9' 9" x 9' 0" (2.97m x 2.74m)**

Laminated flooring, double glazed windows, power points, ceiling light point and a radiator.

**Bedroom Three 8' 0" x 8' 0" (2.44m x 2.44m)**

Laminated flooring, double glazed window, radiator, ceiling light point, power points and a storage cupboard above the stairs.

**Bathroom 7' 8" x 5' 3" (2.34m x 1.60m)**

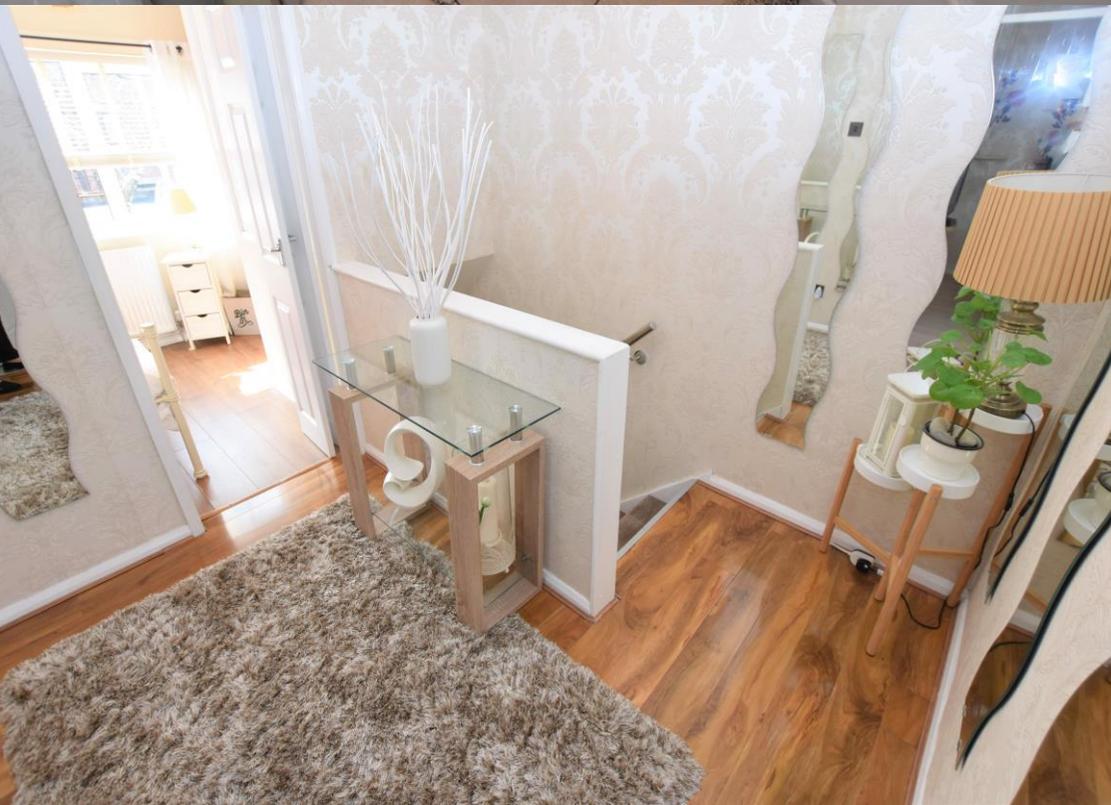
Tiled flooring and walls, double glazed window, ceiling light spots, electric shower over bath, hand wash basin, W.C., and heated towel rail.

**Externally**

This property benefits from beautiful maintained gardens the rear offers a decked seating area, lawn, decorative borders and a wooden shed at the bottom of the paved path. Whilst the front have a gated garden with decorative stone and a small seating area. This property also benefits from a garage to the front of the property.



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)

 Eccles MANCHESTER M30 9LX	<b>Energy rating</b> <b>D</b>
<b>Valid until 15 June 2024</b>	<b>Certificate number</b> <b>9998-5009-7296-2344-1964</b>

**Property type**  
Mid-terrace house

**Total floor area**  
79 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

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

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