



STOP! Take a look at this MODERN ONE BEDROOM APARTMENT! Located close to motorway links (M60) and The Trafford Centre! The property benefits from NO CHAIN, STUNNING FITTED KITCHEN, MODERN FITTED BATHROOM AND PRIVATE PARKING. The property comprises from a spacious kitchen/lounge, bedroom and the bathroom suite. Gas central heated and double glazed throughout. Externally there is private parking. Call the office on 01617074900 to arrange your viewing!

Peel Green Road
Manchester, M30 7DS

Auction Guide Price £50,000

0161 7074900
info@hillsresidential.co.uk

Lounge/Kitchen/Diner 16' 4" x 14' 3"

(4.97m x 4.34m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integral stainless steel sink and drainer unit. Integrated four ring gas hob and oven extractor. Space for fridge/freezer and washing machine. Double glazed window to the rear, ceiling light point, two wall-mounted radiators, boiler and lino flooring.

Master bedroom 13' 4" x 10' 4" (4.06m x 3.15m)

Double glazed bay window to the front, ceiling light point and carpeted floors.

Bathroom 8' 0" x 6' 9" (2.44m x 2.06m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Ceiling light point, wall-mounted radiator, tiled splash-backs and tiled flooring.

Externally

There is private parking.



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

Peel Green Road, Eccles, MANCHESTER, M30 7DS

Dwelling type: Ground-floor flat
Date of assessment: 14 May 2018
Date of certificate: 14 May 2018
Total floor area: 41 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:

Over 3 years you could save

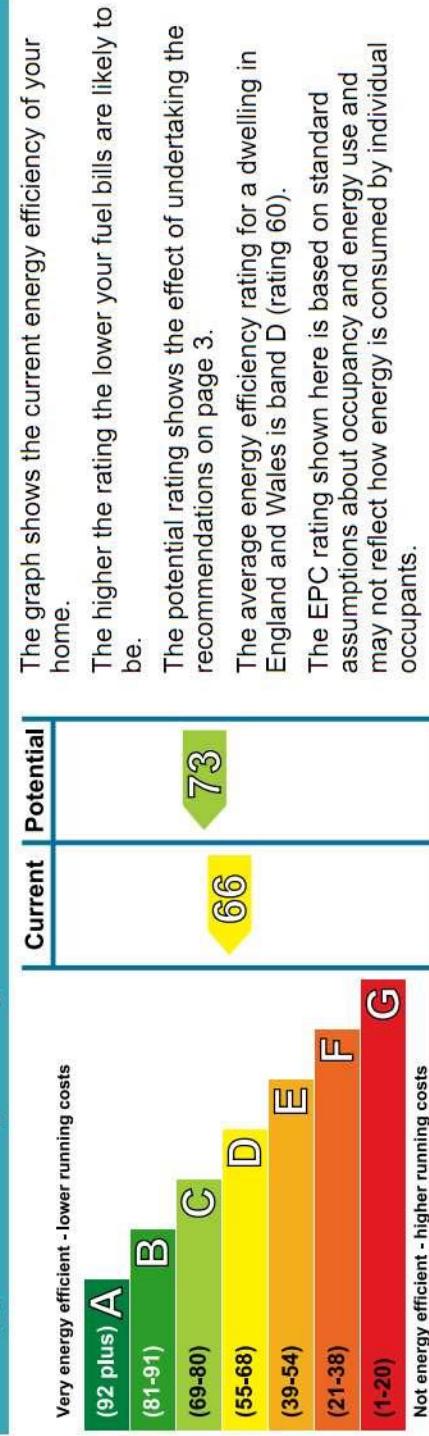
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 96 over 3 years	
Heating	£ 1,185 over 3 years	£ 849 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 1,509	£ 1,173	£ 336

You could save £ 336 over 3 years

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 147
2 Floor insulation (suspended floor)	£800 - £1,200	£ 138
3 Heating controls (room thermostat)	£350 - £450	£ 48

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.