



HILLS

* A PERFECT FIRST BUY OR FAMILY HOME * SPACIOUS TERRACE PROPERTY WITH PERIOD FEATURES * POPULAR RESIDENTIAL AREA * This FANTASTIC PROPERTY features THREE DOUBLE BEDROOMS and a FAMILY BATHROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comes complete with an entrance hallway, TWO RECEPTION ROOMS, a MODERN KITCHEN and access to a useful CELLAR. Warmed by gas central heated and double glazed. Externally property benefits from LOW MAINTENANCE FRONT & REAR GARDENS. Ideally located in a POPULAR RESIDENTIAL AREA close to a host of local amenities including shops, parks, schools, and excellent transport links. COULD THIS BE THE PERFECT PROPERTY FOR YOU? CALL US NOW TO BOOK A

Alexandra Road
Manchester, M30 7HH

Offers Over £190,000

0161 7074900
sales@hills.agency

Entrance Hall 12' 0" x 3' 6" (3.65m x 1.07m)

Ceiling light point, wall mounted radiator and laminate flooring.

Lounge 15' 0" x 11' 0" (4.57m x 3.35m)

Double glazed bay window to the front. Ceiling light point, wall mounted radiator and laminate flooring.

Dining Room 13' 6" x 12' 0" (4.11m x 3.65m)

Double glazed window, laminate flooring, ceiling light point and wall mounted radiator.

Kitchen 13' 0" x 9' 0" (3.96m x 2.74m)

Fitted with a range of wall and base units with complementary work surfaces and integral stainless steel sink and drainer unit. Built in oven, hob and extractor. Space for washing machine and fridge/freezer. Combi boiler. Ceiling light point, double glazed window and laminate flooring.

Cellar 15' 0" x 10' 0" (4.57m x 3.05m)

Ceiling light point.

Landing

Access to all upstairs rooms. Currently used as office space.

Bedroom One 14' 0" x 12' 0" (4.26m x 3.65m)

Fitted wardrobe for additional storage. Ceiling light point, double glazed window, wall mounted radiator and carpet throughout.

Bedroom Two 13' 6" x 10' 0" (4.11m x 3.05m)

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

Bedroom Three 9' 0" x 7' 0" (2.74m x 2.13m)

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

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Fitted with a three piece suite comprising of W.C, hand wash basin and bath with shower overhead. Heated towel rail, ceiling light point and double glazed window. Partially tiled walls and tiled floor.

Externally

To the front a small yard set behind a low lying brick built wall. To the rear an enclosed low maintenance paved courtyard.




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)

| | | |
|---|---------------------------|---|
|  Alexandra Road Eccles MANCHESTER M30 7HH | Energy rating D | Valid until: 27 June 2024 Certificate number: 8894-7326-1690-5450-5922 |
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Property type
Mid-terrace house

Total floor area
106 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>).

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.](#)