



HILLS

This WELL MAINTAINED, TWO DOUBLE BEDROOM flat is coming to the market with SITTING TENANTS making this a PERFECT INVESTMENT. As you enter through the gated communal garden it leads you to the private entrance of the flat, there is a spacious hallway and a large storage cupboard on the ground floor, whilst up on the first floor all rooms are accessed off the hallway, off to the right is the TWO DOUBLE BEDROOMS, directly opposite the staircase is the FITTED KITCHEN with two storage cupboards and access to the PRIVATE BALCONY that over looks the communal garden. To the left of the central staircase is the SPACIOUS LOUNGE which further storage and a enclosed balcony which could be used as a play room or office space, next to the lounge is the modern fitted bathroom with a shower over the bath. Externally there is well maintained communal gardens to the front and rear of the property which is ideally located within a short drive to local shops, playing fields and schooling, there are also fantastic transport links close by.

Hiley Road
Manchester, M30 7PY

Offers in Excess of £110,000

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Entrance Hall

Composite door and storage cupboard.

Hall

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

Lounge 11' 9" x 15' 6" (3.58m x 4.72m)

Ceiling spot lights, double storage cupboard with boiler and access to open balcony. Double glazed window and wall mounted radiator.

Kitchen 10' 9" x 12' 4" (3.27m x 3.76m)

Fitted with a range of wall and base units with complementary work surfaces and integral sink and drainer unit. Integrated electric oven and hob unit with space for washing machine, fridge-freezer. Ceiling light point, double glazed window and access to balcony overlooking communal gardens. Two storage cupboards.

Bedroom One 15' 5" x 10' 5" (4.70m x 3.17m)

Ceiling light point, two double glazed windows and wall mounted radiator.

Bedroom Two 13' 3" x 8' 9" (4.04m x 2.66m)

Ceiling light point, two double glazed windows and wall mounted radiator.

Bathroom 5' 9" x 5' 5" (1.75m x 1.65m)

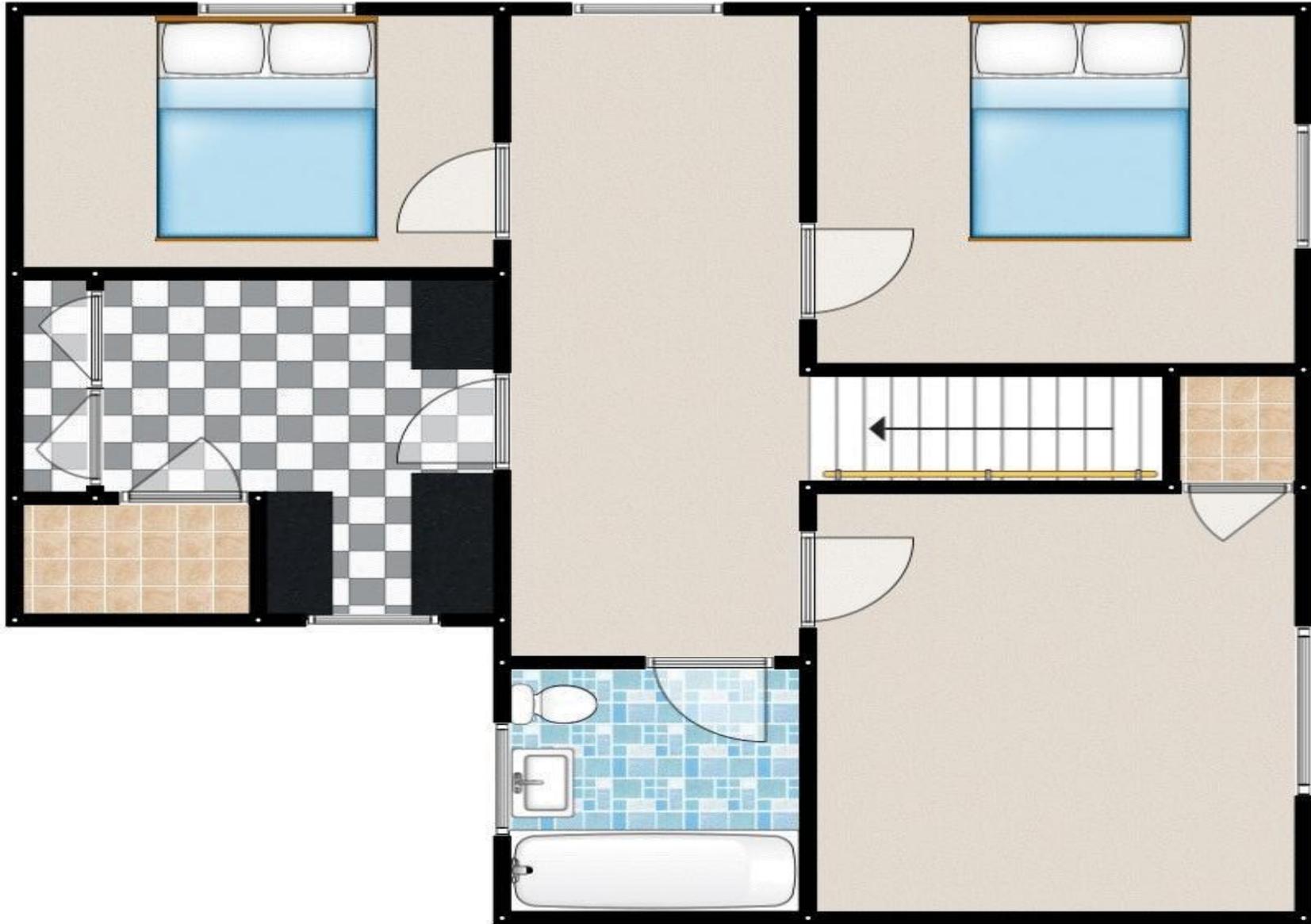
Fitted with a three piece suite including a hand wash basin, W.C and bath with electric shower over. Ceiling light point, heated towel rack and double glazed window.



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)

 Hilley Road Eccles MANCHESTER M30 7PY	Energy rating	Valid until:
	D	21 November 2026 Certificate number: 2026-6910-7269-4286-6964

Property type

Top-floor flat

Total floor area

76 square metres

Rules on letting this property

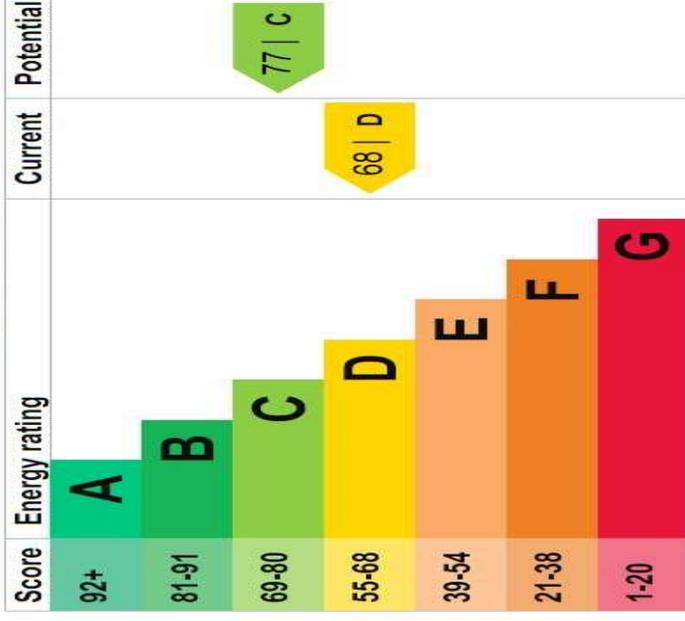
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-qualifier-rental-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-qualifier-rental-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 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	Cavity wall, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Mostly double glazing	Average