



Hills Residential



CHAIN-FREE

2 DOUBLE BEDROOMS

**YARD TO THE REAR, ON-STREET
PARKING TO THE FRONT**

FULLY REFURBISHED THROUGHOUT

**NEWLY FITTED MODERN BATHROOM &
KITCHEN WITH UTILITY ROOM**

**GAS CENTRAL HEATING & UPVC DOUBLE
GLAZED WINDOWS**



135 Shakespeare Crescent
Manchester, M30 0PE

**Offers in Excess of
£85,000**

Lounge 14' 5" x 12' 4" (4.39m x 3.76m)

Composite front door, uPVC double glazed bay window to the front and wall-mounted double radiator. Laminate floors, TV, phone and power points, as well as ceiling light point.

Kitchen 13' 2" x 11' 1" (4.01m x 3.38m)

Fitted with a range of wall and base units with complimentary wooden roll top work surface and integrated stainless steel sink, electric hob and oven. uPVC double glazed window to the rear, wall-mounted double radiator and laminate floors. Power points and ceiling light point.

Utility room 8' 1" x 7' 1" (2.46m x 2.16m)

uPVC double glazed window and hard-wood door to the side, access to the cellar and laminate floors. Space and plumbing for washer, power points and ceiling light point.

Landing 11' 3" x 5' 2" (3.43m x 1.57m)

Access to the loft, carpeted floors, power points and ceiling light point.

Bedroom One 14' 5" x 9' 7" (4.39m x 2.92m)

Original fireplace with feature surround, wall-mounted radiator and uPVC double glazed window to the front. Carpeted floors, power points and ceiling light point.

Bedroom Two 11' 4" x 8' 9" (3.45m x 2.66m)

uPVC double glazed window to the rear, wall-mounted radiator and carpeted floors, as well as power points and ceiling light point.

Bathroom 8' 2" x 6' 7" (2.49m x 2.01m)

Three piece white suite comprising of low level W.C., pedestal hand wash basin and bath. Storage cupboard with combi boiler, uPVC double glazed window to the rear and ceiling light point. Laminate floors and part tiled walls.

Externally

To the front, there is on-street parking space and, to the rear, an enclosed and private yard with wall and gated access.



Energy Performance Certificate

Shakespeare Crescent, Eccles, MANCHESTER, M30 0PE

Dwelling type: Mid-terrace house
Date of assessment: 17 March 2015
Date of certificate: 18 March 2015

Reference number: 0493-2873-6276-9595-9391
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 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:

£ 2,541

Over 3 years you could save

£ 759

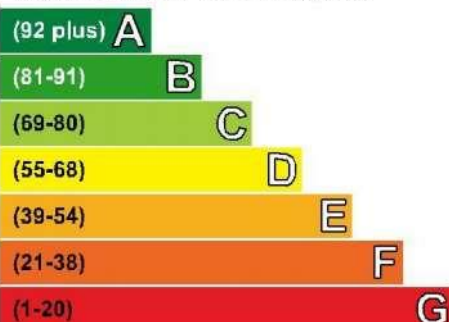
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 138 over 3 years	
Heating	£ 2,004 over 3 years	£ 1,440 over 3 years	
Hot Water	£ 300 over 3 years	£ 204 over 3 years	
Totals	£ 2,541	£ 1,782	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
60	83

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 501	✓
2 Low energy lighting for all fixed outlets	£25	£ 84	
3 Heating controls (room thermostat)	£350 - £450	£ 78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.