



# 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)

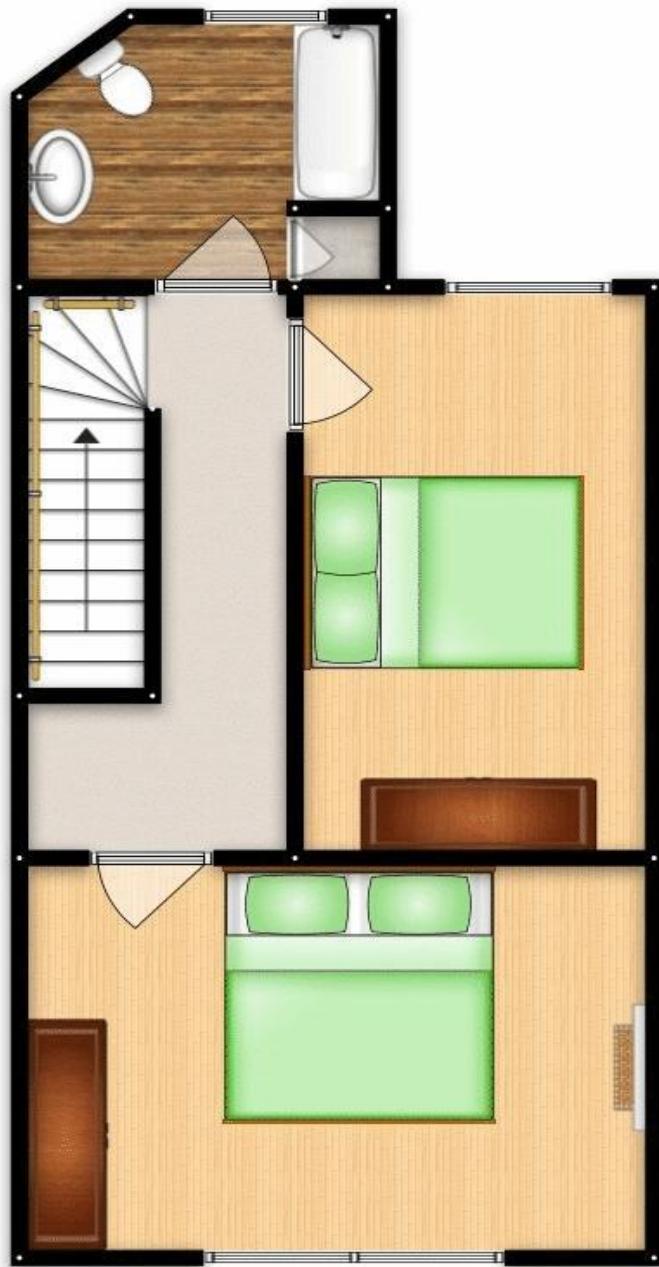
uPVC double glazed window to the rear, wall-mounted radiator and carpeted floors, as well as power points and ceiling light point.

**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.



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. We have taken every precaution to ensure that these details are accurate and not misleading. 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 and approved details should be requested from the agents.

# 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 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,541</b>
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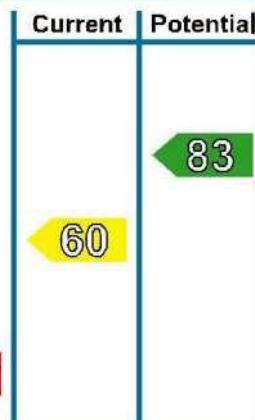
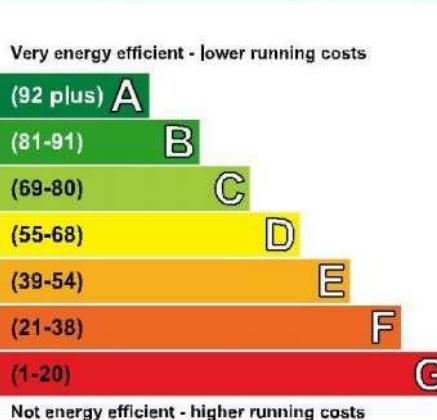
<b>Over 3 years you could save</b>	<b>£ 759</b>
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## Estimated energy costs of this home

	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	
<b>Totals</b>	<b>£ 2,541</b>	<b>£ 1,782</b>	<b>You could save £ 759 over 3 years</b>

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



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](http://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.