



*** PERFECT FOR FIRST TIME BUYERS & INVESTORS ALIKE * FREEHOLD * WELL PRESENTED THROUGHOUT * DECEPTIVELY SPACIOUS, this FANTASTIC PROPERTY features 2 GENEROUS DOUBLE BEDROOMS and a FAMILY BATHROOM to the first floor, whilst the ground floor comprises of an entrance hallway, lounge, a FITTED MODERN KITCHEN & DINING AREA. Fully UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from LOW MAINTENANCE GARDEN TO THE REAR. This property is situated in a POPULAR RESIDENTIAL AREA close to shops, parks, public transport & motorway networks. COULD THIS BE THE ONE FOR YOU? CALL US NOW TO BOOK A VIEWING!!**

**Rowsley Road
Manchester, M30 7BH**

Offers in Excess of £140,000

**0161 7074900
sales@hillsresidential.co.uk**

Hallway

uPVC door to the front, ceiling light point and laminate floors.

Lounge 13' 6" x 10' 6" (4.11m x 3.20m)

window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

Kitchen 13' 11" x 8' 0" (4.24m x 2.44m)

Fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Space for fridge/freezer, washing machine and cooker. Double glazed window to the rear, ceiling light point, wall-mounted radiator and uPVC door to the rear.

Landing

Ceiling light point, carpeted floors and loft access via loft hatch.

Bedroom One 12' 6" x 10' 3" (3.81m x 3.12m)

window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two 11' 7" x 11' 4" (3.53m x 3.45m)

Two double glazed windows to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bathroom 6' 4" x 6' 4" (1.93m x 1.93m)

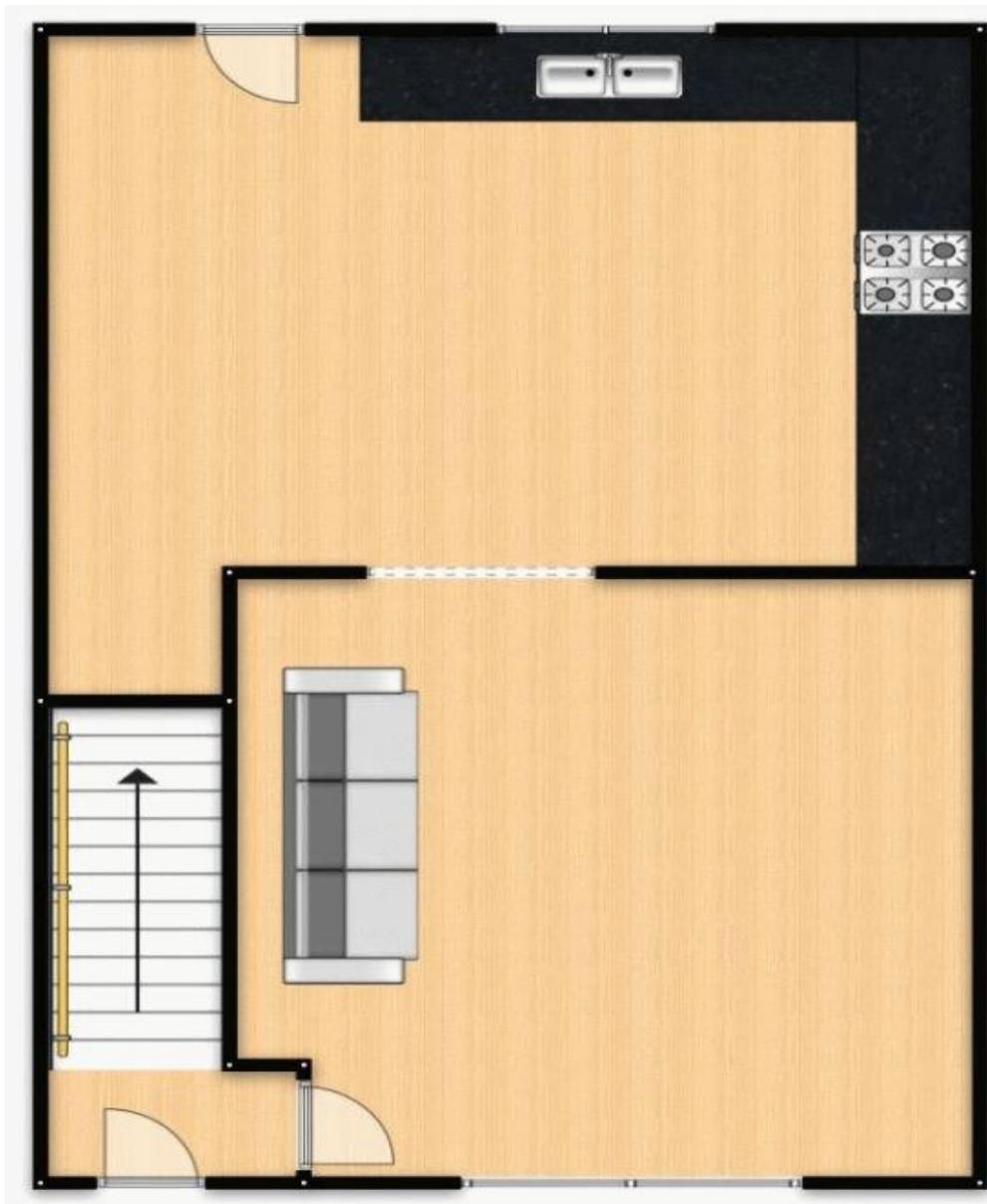
Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Double glazed window to the rear, ceiling light point, wall-mounted radiator, tiled splash-backs and tiled floors.

Externally

To the front there is space for off-road parking, whilst to the rear there is a good size laid to lawn garden which benefits from the sun most of the day.







Energy performance certificate (EPC)

31, Rowsley Road Eccles MANCHESTER M30 7BH	Energy rating C
Valid until 2 July 2029	Certificate number 8000-4476-6529-3307-5313

Property type
Mid-terrace house

Total floor area
59 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be B.

[See how to improve this property's energy performance.](#)