



BEAUTIFULLY PRESENTED THREE BEDROOM HOME situated on the popular Bridgewater Village development. The property sits on a lovely plot and overlooks the historic Bridgewater Canal and benefits from a SUN-DRENCHED GARDEN, OFF-ROAD PARKING and a DOWNSTAIRS W/C! Built in 2014, leaving 5 years left on the new home guarantee. This would be perfect for first time buyers and families alike. Located close to Monton Village, Worsley Village, St Gilbert's RC, St Patrick's RC and excellent transport links. To the ground floor there is a welcoming hallway spacious lounge, w/c and a STUNNING FITTED KITCHEN/DINER. To the first floor there are three well-proportioned bedrooms and a MODERN FITTED BATHROOM. The property is gas central heated and double glazed throughout. Externally to the side there is a well-presented laid to lawn garden and off-road parking for multiple cars.

Calder Lane
Eccles, M30 8EL

Offers in Excess of £235,000

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Hallway

Composite entrance door to the front, ceiling spotlights, wall-mounted radiator and laminate flooring.

Lounge 12' 7" x 15' 1" (3.84m x 4.61m)

Double glazed bay window to the side, ceiling spotlights, two wall-mounted radiators and carpeted floors.

Kitchen/Diner 15' 1" x 10' 7" (4.60m x 3.22m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and stainless steel sink and drainer unit. Integrated four ring gas hob and oven, space for a fridge/freeze and space for a washing machine. Double glazed window to the side, ceiling spotlights, French door to the side, wall-mounted radiator and laminate flooring.

Downstairs WC

Fitted two piece suite comprising of low level WC and pedestal hand wash basin. Ceiling light point, wall-mounted radiator, tiled splashbacks and laminate flooring.

First Floor Landing

Ceiling light point, loft hatch and carpeted floors.

Bedroom One 8' 5" x 13' 4" (2.56m x 4.06m)

Double glazed windows to the front and side, ceiling light point, built-in wardrobes, wall-mounted radiator and carpeted floors.

Bedroom Two 8' 6" x 11' 4" (2.59m x 3.46m)

Double glazed windows to the front and side, ceiling spotlights, wall-mounted radiator and carpeted floors.

Bedroom Three 7' 9" x 6' 6" (2.37m x 1.98m)

Double glazed window to the side, ceiling light point, wall-mounted radiator and carpeted floors.

Family Bathroom 5' 8" x 6' 7" (1.73m x 2.001m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Double glazed window to the side, ceiling spotlights, wall-mounted radiator and tiled flooring.

Externally

To the side there is a well-presented sun-drenched garden and off-road parking for multiple cars







Energy Performance Certificate

Calder Lane, Eccles, MANCHESTER, M30 8EL

Dwelling type: Semi-detached house **Reference number:**
Date of assessment: 19 December 2014 **Type of assessment:** SAP, new dwelling
Date of certificate: 19 December 2014 **Total floor area:** 72 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:

£ 1,104

Over 3 years you could save

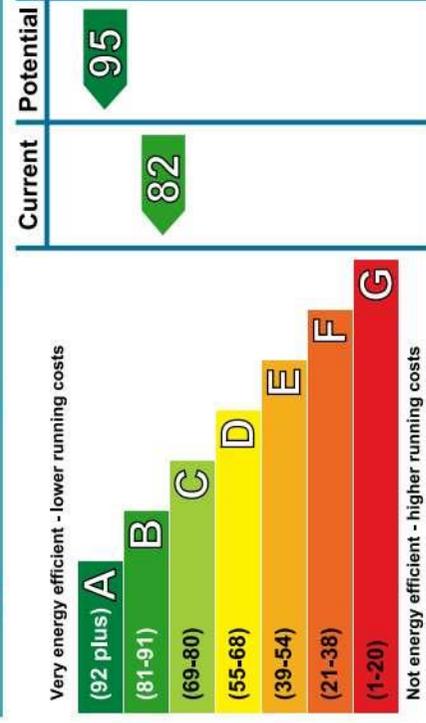
£ 93

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 732 over 3 years	£ 732 over 3 years	
Hot Water	£ 234 over 3 years	£ 141 over 3 years	
Totals	£ 1,104	£ 1,011	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 90
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 705