

* FREEHOLD * PERFECT FIRST BUY OR FAMILY HOME * GARDENS TO FRONT & REAR, INTEGRAL GARAGE AND OFF ROAD PARKING * This FABULOUS property offers THREE GENEROUS BEDROOMS and a NEWLY FITTED BATHROOM to the first floor, whilst the SPACIOUS ground floor offers a 22ft LOUNGE & DINING room, 140 sqft EXTENDED KITCHEN & AMPLE STORAGE. GAS CENTRAL HEATED & DOUBLE GLAZED WINDOWS THROUGHOUT. The property also benefits from GARDENS TO THE FRONT & REAR, INTEGRAL GARAGE and OFF ROAD PARKING. Ideally located in a POPULAR RESIDENTIAL AREA close to many LOCAL AMENITIES & GREAT TRANSPORT LINKS. The property has been plastered throughout, new boiler fitted and partial re wire all within the last two years. COULD THIS BE THE PERFECT HOME FOR YOU? CALL US NOW TO BOOK YOUR VIEWING!!

Austen Road
Manchester, M30 0HQ

Offers in the Region Of £180,000

0161 794 2888

swinton@hillsresidential.co.uk

Entrance Hallway

Ceiling light point, wall-mounted radiator and stairs to the first floor.

Lounge area 13' 4" x 13' 0" (4.06m x 3.96m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and an opening into the dining area.

Dining Area 10' 6" x 9' 4" (3.20m x 2.84m)

UPVC french doors to the rear garden, ceiling light point and wall-mounted radiator.

Extended Kitchen 14' 4" x 10' 3" (4.37m x 3.12m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Space for oven, space for washing machine and space for fridge/freezer. Double glazed window to the rear, wall-mounted radiator, part tiled walls and ceiling light point and upvc door to the rear.

Landing

Double glazed window to the side and ceiling light point.

Bedroom One 12' 11" x 9' 9" (3.93m x 2.97m)

Double glazed window to the front, ceiling light point and wall-mounted radiator.

Bedroom Two 6' 5" x 9' 11" (1.95m x 3.02m)

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

Bedroom Three 9' 7" x 10' 2" (2.92m x 3.10m)

Double glazed window to the rear, ceiling light point and wall-mounted radiator.

Bathroom 5' 10" x 6' 3" (1.78m x 1.90m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath. Double glazed window to the rear, ceiling light point and tiled walls.

Externally

To the front of the property is a driveway that leads up to a brick built garage. Access to the rear is via a side gate. To the rear is a large garden laid to lawn with a flagged patio coming off from the dining room.

Garage

Up and over door and ample storage

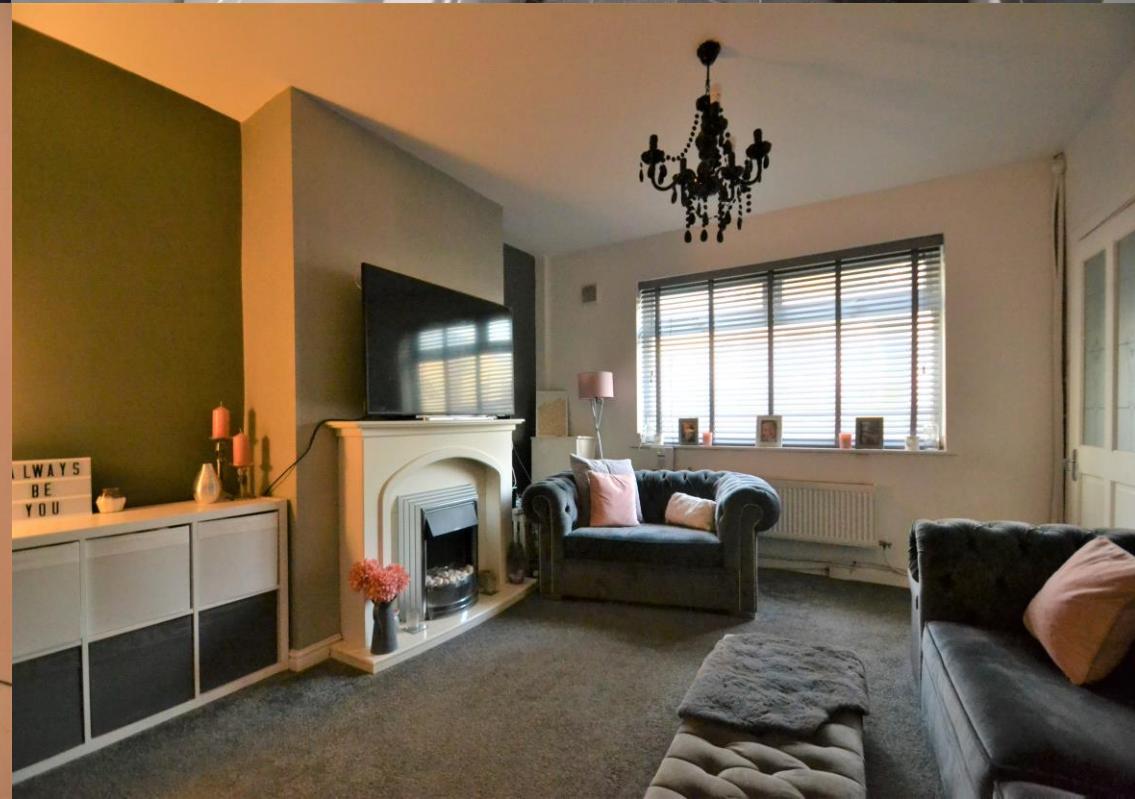
Additional notes

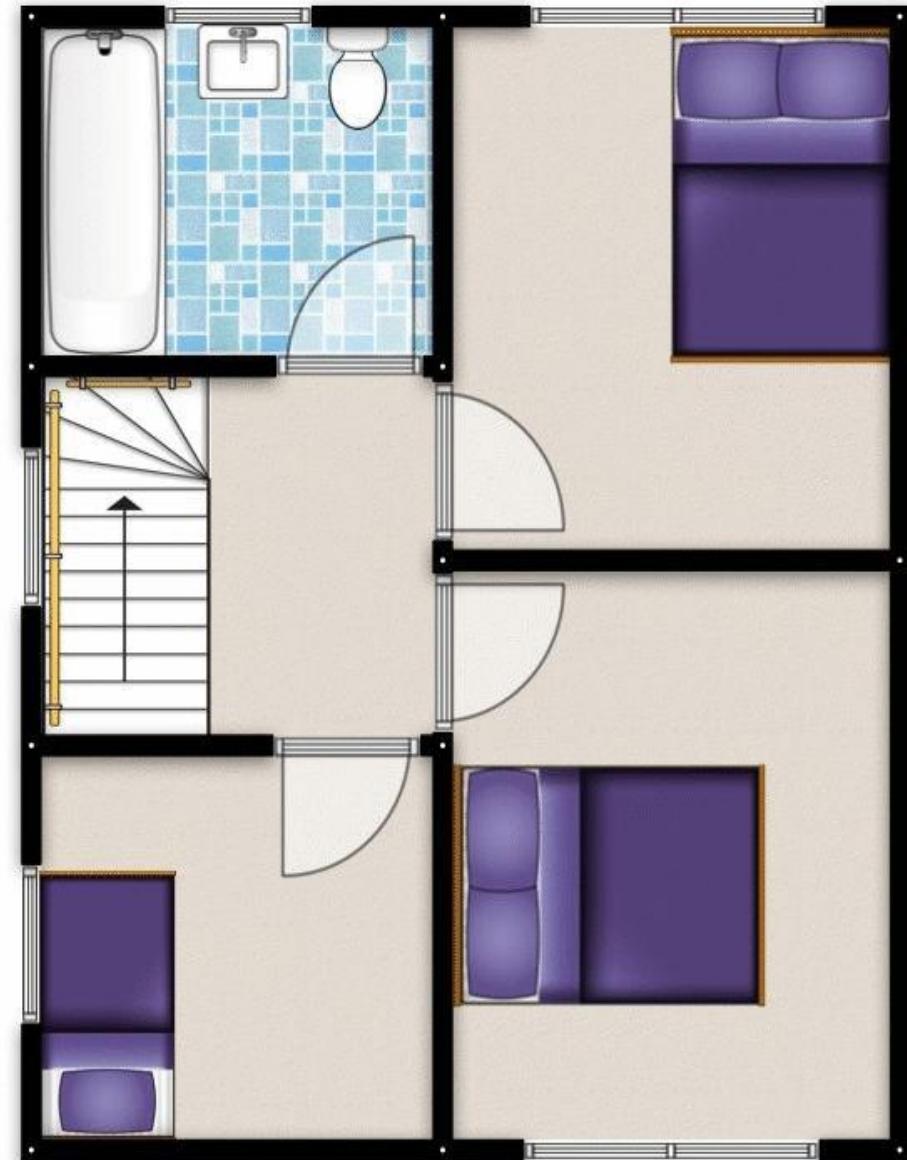
In line with the estate agency act 1979 the owner of this property is engaged in residential estate agency work.



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



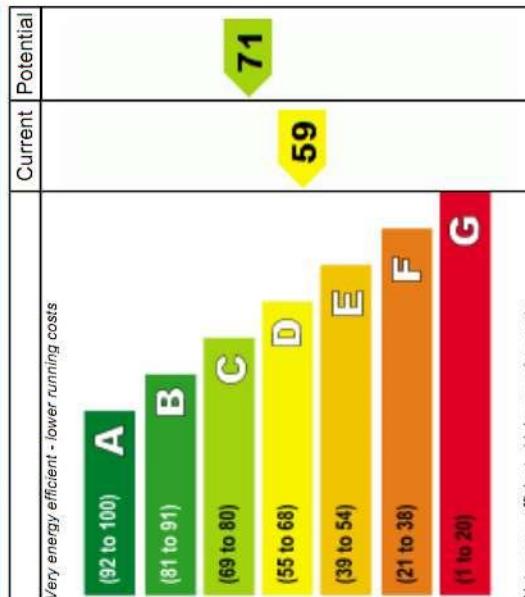
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Austen Road
Eccles
MANCHESTER
M30 0HQ

Dwelling type: End-terrace house
Date of assessment: 6 May 2008
Date of certificate: 7 May 2008
Reference number:
Total floor area: 74 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

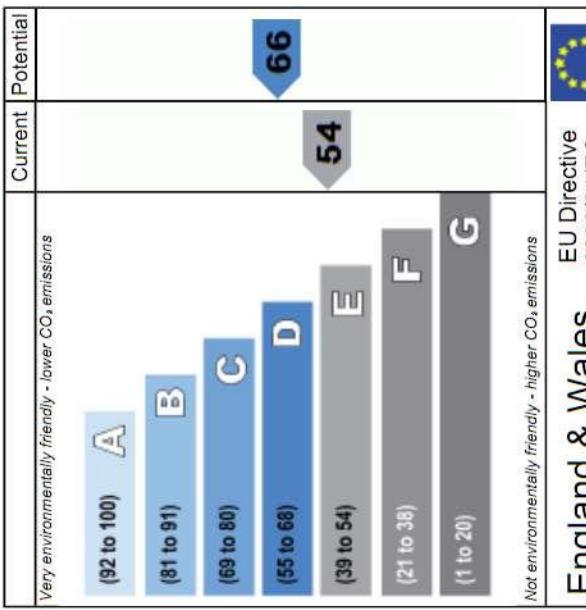


England & Wales EU Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	336 kWh/m ² per year	242 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	3.0 tonnes per year
Lighting	£60 per year	£30 per year
Heating	£456 per year	£335 per year
Hot water	£74 per year	£74 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome