

\* 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

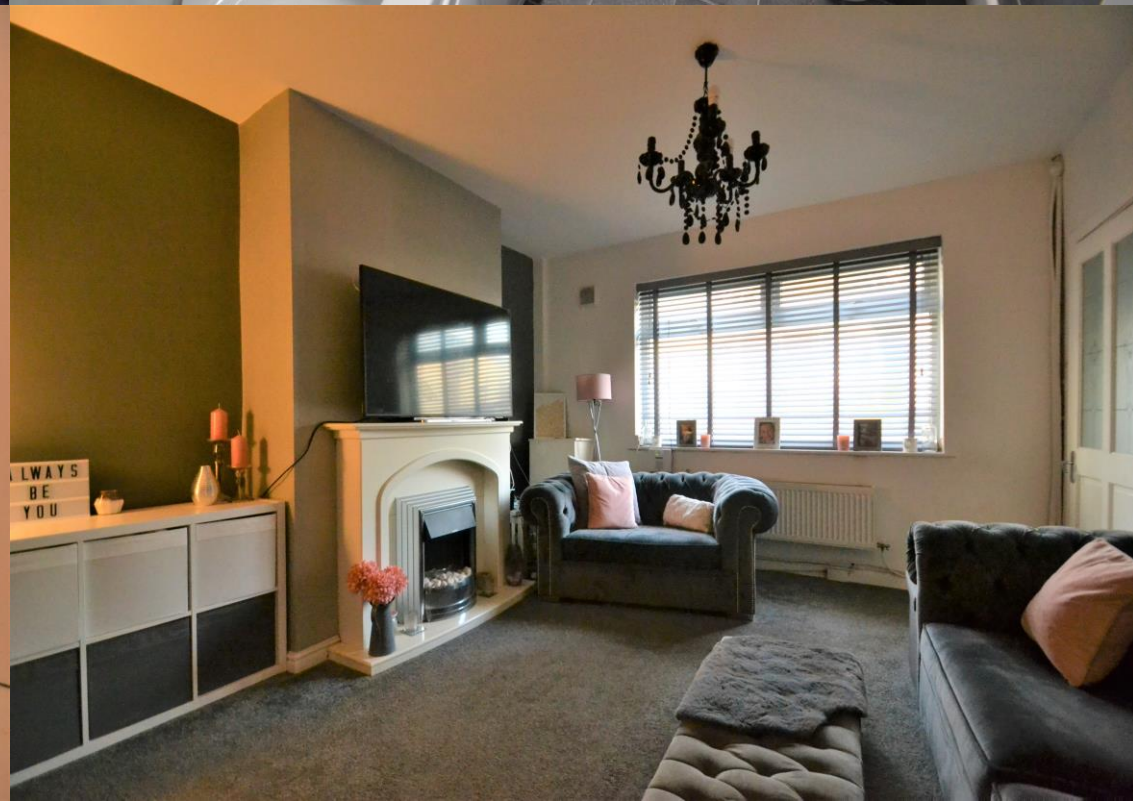
Up and over door and ample storage

### Additional notes

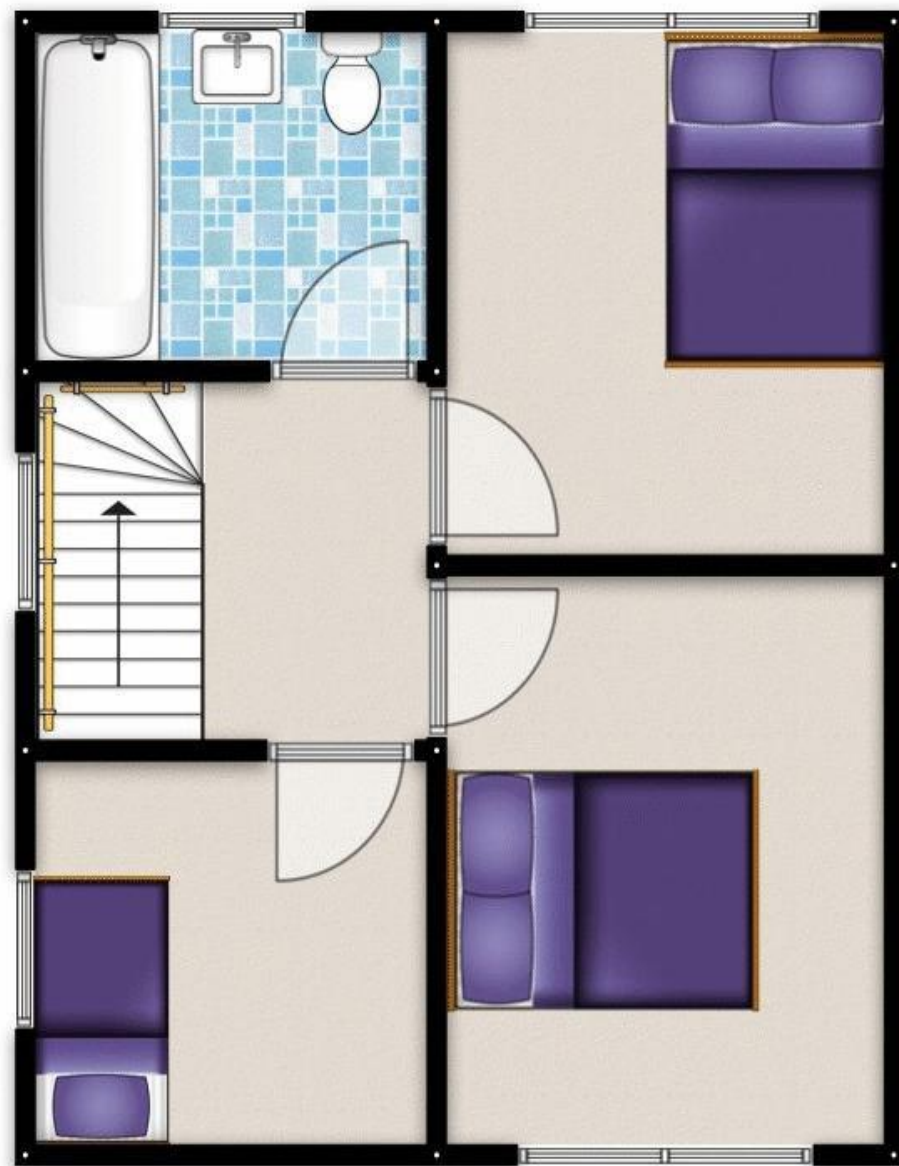
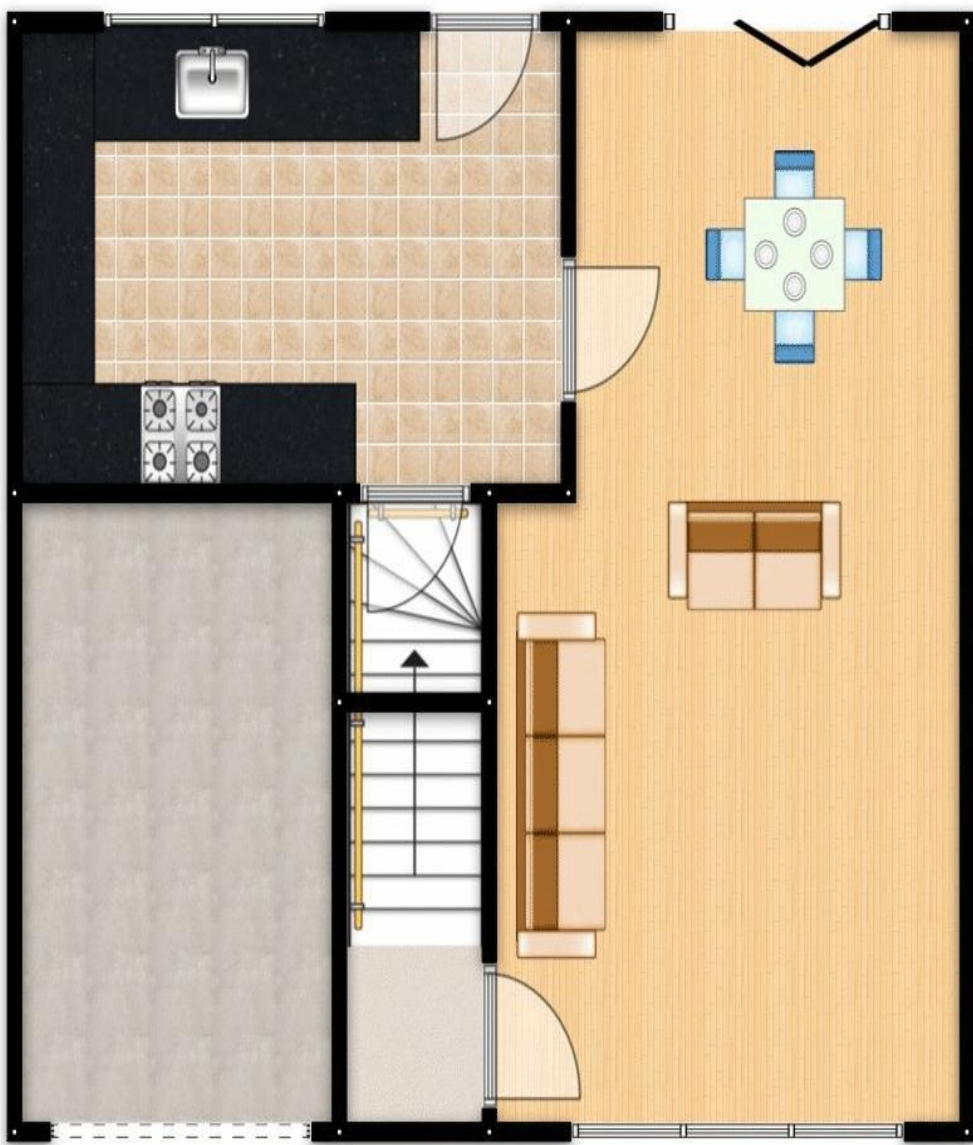
In line with the estate agency act 1979 the owner of this property is engaged in residential estate agency work.











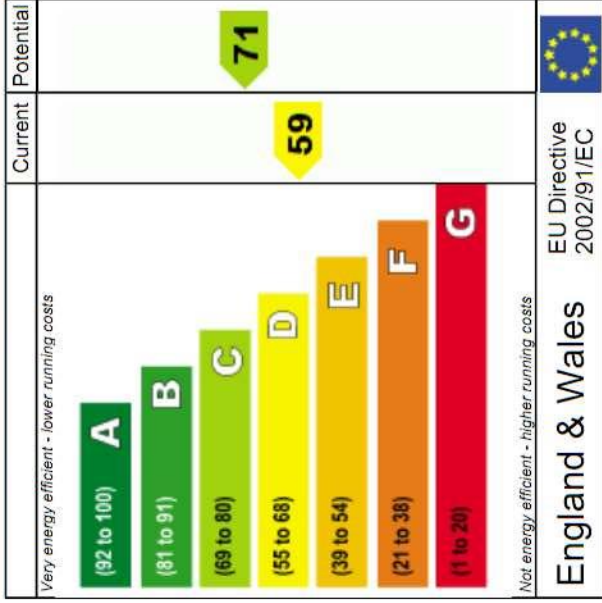
# Energy Performance Certificate

Austen Road  
Eccles  
MANCHESTER  
M30 0HQ

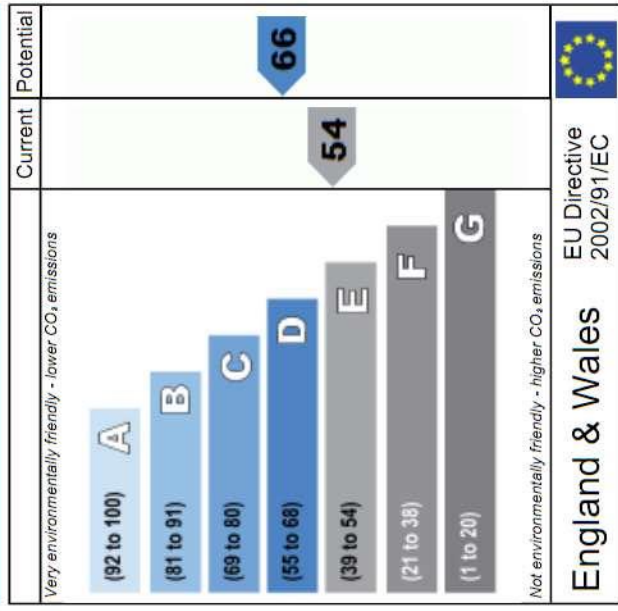
Dwelling type: End-terrace house  
Date of assessment: 6 May 2008  
Date of certificate: 7 May 2008  
Reference number:  
Total floor area: 74 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	336 kWh/m <sup>2</sup> per year	242 kWh/m <sup>2</sup> 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](http://www.energysavingtrust.org.uk/myhome)