



**HILLS**

**\*\*\*CHAIN FREE \*\*\*** Take a look at this **THREE DOUBLE BEDROOM** family home featuring **OFF ROAD PARKING**, a **KITCHEN DINER** & a **SOUTH FACING REAR GARDEN!** This **FANTASTIC** property compromises of a **PORCH**, entrance hallway, **SPACIOUS LOUNGE** and a fitted **KITCHEN & DINING AREA**. To the first floor there are **3 DOUBLE BEDROOMS** and a **FAMILY BATHROOM**. The property also benefits from a **LARGE PRIVATE SOUTH FACING REAR GARDEN OFFERING POTENTIAL TO EXTEND**, **DETACHED GARAGE** and **OFF ROAD PARKING FOR MULTIPLE CARS** to the front. The property is gas central heated and double glazed throughout. Situated close to many local amenities & excellent transport links and good local schooling. **COULD THIS BE THE PERFECT PROPERTY FOR YOU? CALL NOW TO BOOK A VIEWING!**

Schofield Road  
Manchester, M30 7LU

**Offers Over £190,000**

0161 7074900  
sales@hills.agency

**Porch 6' 0" x 3' 4" (1.83m x 1.02m)**

Double glazed window, uPVC door, ceiling light point and lino floor.

**Hall 4' 3" x 4' 2" (1.29m x 1.27m)**

UPVC door, ceiling light point, wall mounted radiator and carpeted floor.

**Lounge 17' 6" x 12' 9" (5.33m x 3.88m)**

Double glazed window, ceiling light point, gas fire and carpeted floor.

**Kitchen/Diner 17' 6" x 9' 4" (5.33m x 2.84m)**

An open plan dining area space complete with two ceiling light points and two double glazed windows. The dining room flows into the kitchen and comes complete with a range of wall and base units with complimentary roll top work surfaces and stainless steel sink and drainer unit. Space for cooker and washing machine.

**Landing**

Double glazed window, ceiling light point, wall mounted radiator and carpeted floor.

**Bedroom One 13' 2" x 10' 1" (4.01m x 3.07m)**

Double glazed window, ceiling light point, wall mounted radiator, fitted wardrobe and carpeted floor.

**Bedroom Two 11' 7" x 9' 5" (3.53m x 2.87m)**

Double Glazed window, ceiling light point, fitted wardrobe and carpeted floor.

**Bedroom Three 7' 4" x 3' 9" (2.23m x 1.14m)**

Double glazed window, ceiling light point, wall mounted radiator and carpeted floor.

**Bathroom 5' 9" x 5' 5" (1.75m x 1.65m)**

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and a bath with shower over. Ceiling light point, tiled walls, lino floor and built in storage.

**Externally**

Off road parking for multiple cars, planted borders and lawn to the front of the property. South facing garden to the rear complete with lawn and paved area. Detached garage accessible to the back of the property.



**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 (EPC)

Schofield Road Eccles MANCHESTER M30 7LU	Energy rating <b>D</b>	Valid until: 8 July 2024 Certificate number: 8901-1111-8829-5607-6343
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## Property type

Semi-detached house

## Total floor area

77 square metres

## Rules on letting this property

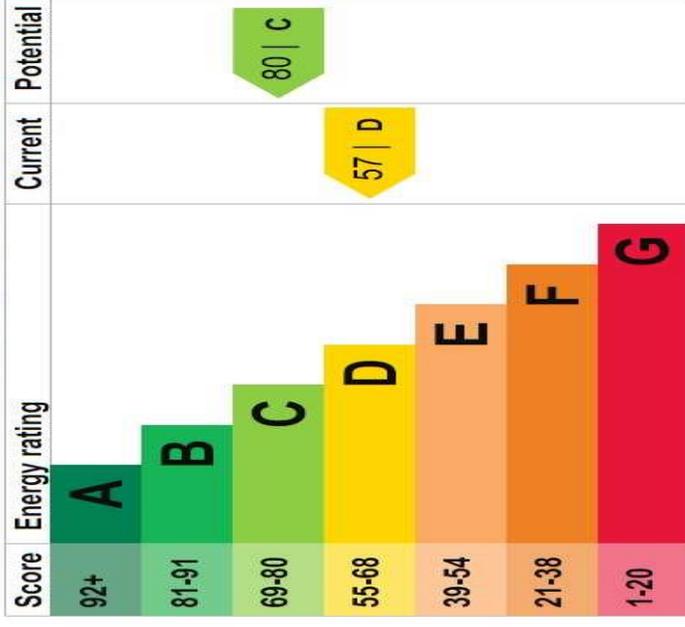
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-qualitative-rental-property-minimum-energy-standards-guidance) (<https://www.gov.uk/guidance/domestic-qualitative-rental-property-minimum-energy-standards-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average