



This FABULOUS property is coming to the market CHAIN FREE and makes the PERFECT FIRST HOME OR INVESTMENT. Entering in to the SPACIOUS LOUNGE, and proceeding through to the MODERN FITTED KITCHEN & DINING AREA offering AMPLE STORAGE to the ground floor, whilst the first floor benefits from TWO GENEROUS DOUBLE BEDROOMS and a fitted SHOWER ROOM. Externally there are enclose LOW MAINTENANCE GARDENS TO THE FRONT & REAR. Ideally positioned close to EXCELLENT LOCAL AMENITIES including shops, parks & schools all within walking distance as well as the popular TRAFFORD CENTRE. Further more this property is surrounded by FANTASTIC PUBLIC TRANSPORT & MOTORWAY LINKS (M60). CALL THE TEAM TO SECURE YOUR VIEWING NOW!

Beech Street
Manchester, M30 8GB

Offers in Excess of £150,000

0161 7074900
sales@hills.agency

Lounge 12' 3" x 11' 6" (3.73m x 3.50m)

Ceiling light point, double glazed window to the front and composite door to the front. Wall mounted radiator and gas fire.

Kitchen/Diner 12' 0" x 11' 3" (3.65m x 3.43m)

Kitchen fitted with a range of wall and base units with complementary work surfaces and integral sink and drainer unit. Integrated electric oven and gas hob unit, microwave, fridge-freezer and dishwasher with space for washing machine. Ceiling light point, wall mounted radiator and uPVC door to the rear.



Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 12' 4" x 11' 6" (3.76m x 3.50m)

Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Two 15' 3" x 7' 0" (4.64m x 2.13m)

Ceiling light point, double glazed window and wall mounted radiator.

Bathroom 9' 4" x 4' 9" (2.84m x 1.45m)

Fitted with a three piece suite including a hand wash basin, W.C and shower cubicle. Ceiling light point, double glazed window and wall mounted radiator.



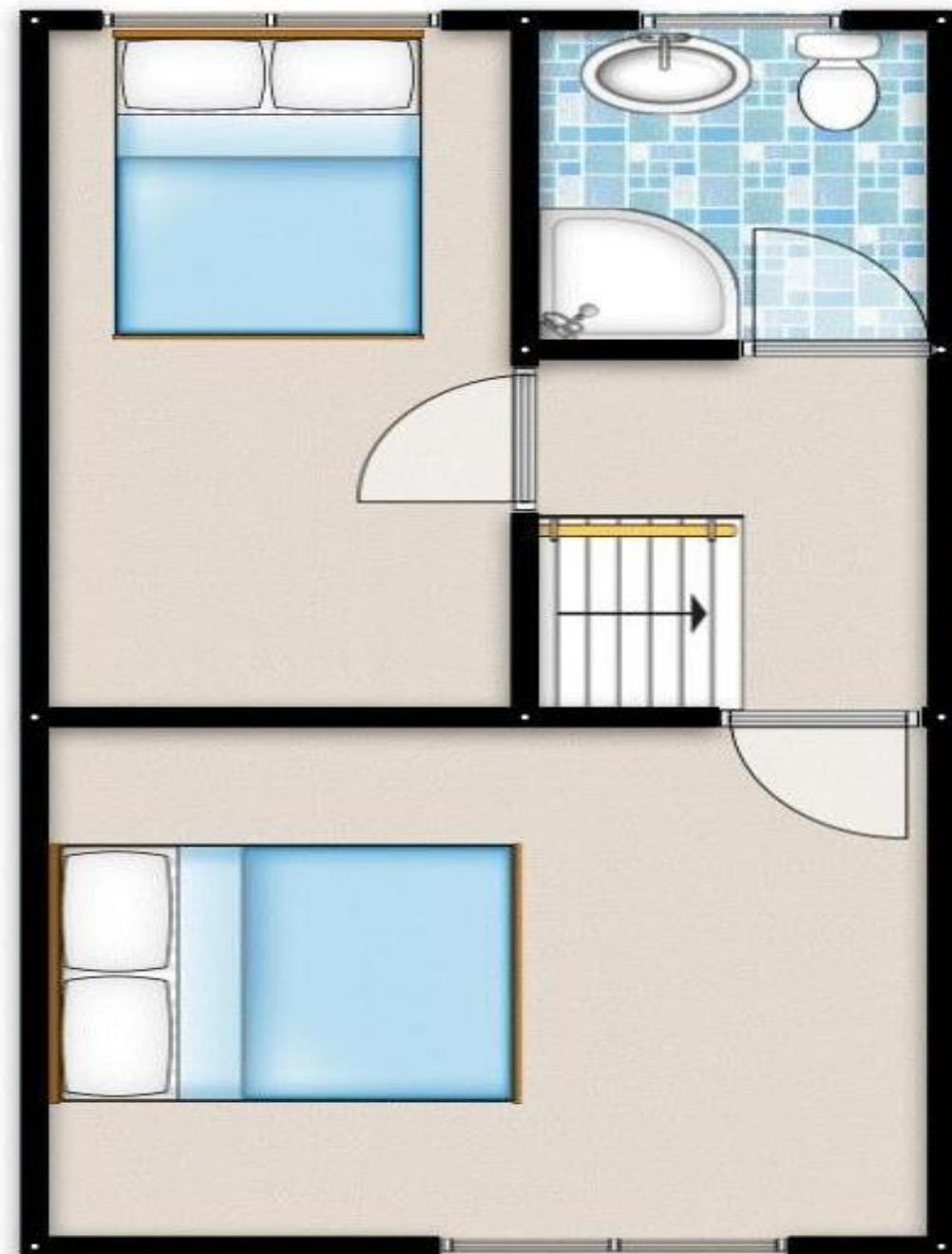
Externally

To the front of the property is a small garden and to the rear is a low maintenance garden with decking area and a paved yard.

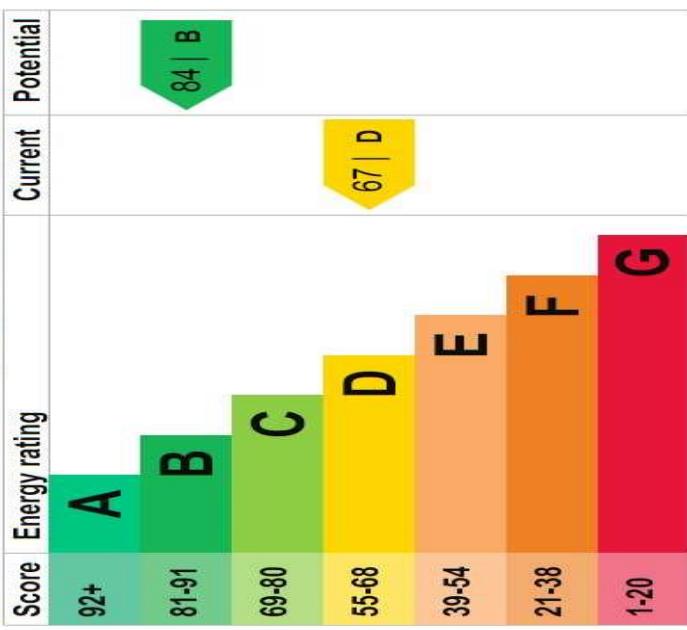
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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)



Beech Street, Eccles MANCHESTER M30 8GB	Energy rating D	Valid until: 9 December 2026	Certificate number: 0968-3944-72724186-8910
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Property type

Mid-terrace house

Total floor area

63 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-letting-conditions-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

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

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.

For properties in England and Wales:

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good