



**HILLS**

**\* FREEHOLD \* WELL PRESENTED THROUGHOUT \* PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE**, this **FANTASTIC PROPERTY** features 3 **GENEROUS BEDROOMS** and a **FAMILY BATHROOM & separate W.C.** to the first floor, whilst the **SPACIOUS GROUND FLOOR** comprises of an entrance hallway, **LOUNGE**, and a fitted **KITCHEN & DINING AREA**. The property also benefits from a **PRIVATE GARDEN TO THE REAR** and a brick built shed. Ideally positioned in a **POPULAR RESIDENTIAL AREA** close to shops, parks, schools, and excellent transport links, **CALL US NOW TO BOOK A VIEWING.**

**Boddington Road  
Manchester, M30 7PH**

**Offers in Excess of £170,000**

**0161 7074900  
sales@hills.agency**



**Hall 11' 0" x 5' 9" (3.35m x 1.75m)**

Composite door to the front, ceiling light point, wall-mounted radiator and laminate floor.

**Lounge 14' 0" x 11' 3" (4.26m x 3.43m)**

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

**Kitchen 20' 3" x 10' 5" (6.17m x 3.17m)**

Fitted with a range of wall and base units with complimentary roll top work surfaces and integral stainless steel sink and drainer unit. Two double glazed window to the rear, composite door to the rear, ceiling spot lights and laminate floor. Integrated gas hob and oven and space for fridge/freezer and washing machine.

**First Floor Landing 8' 3" x 6' 2" (2.51m x 1.88m)**

Ceiling light point, carpeted floors and boarded loft access via loft hatch.

**Bedroom One 13' 8" x 10' 1" (4.16m x 3.07m)**

Double glazed window, ceiling light point and carpeted floor.

**Bedroom Two 13' 8" x 11' 2" (4.16m x 3.40m)**

Double glazed window, ceiling light point, built in wardrobe and carpeted floor.

**Bedroom Three 9' 5" x 7' 3" (2.87m x 2.21m)**

Double glazed window, ceiling light point, storage and carpeted floor.

**WC 4' 7" x 3' 5" (1.40m x 1.04m)**

Fitted with a two piece suite comprising of low level W.C and hand wash basin. Single glazed window to the rear, ceiling light point, tiled walls and tiled flooring.

**Bathroom 5' 5" x 4' 7" (1.65m x 1.40m)**

Fitted with a two piece suite comprising of a pedestal hand wash basin and bath with shower over. Ceiling light point, tiled walls and tiled flooring.

**Externally**

Off road parking to the front with lowered curb. Private rear garden finished with lawn and paved patio and brick built shed.



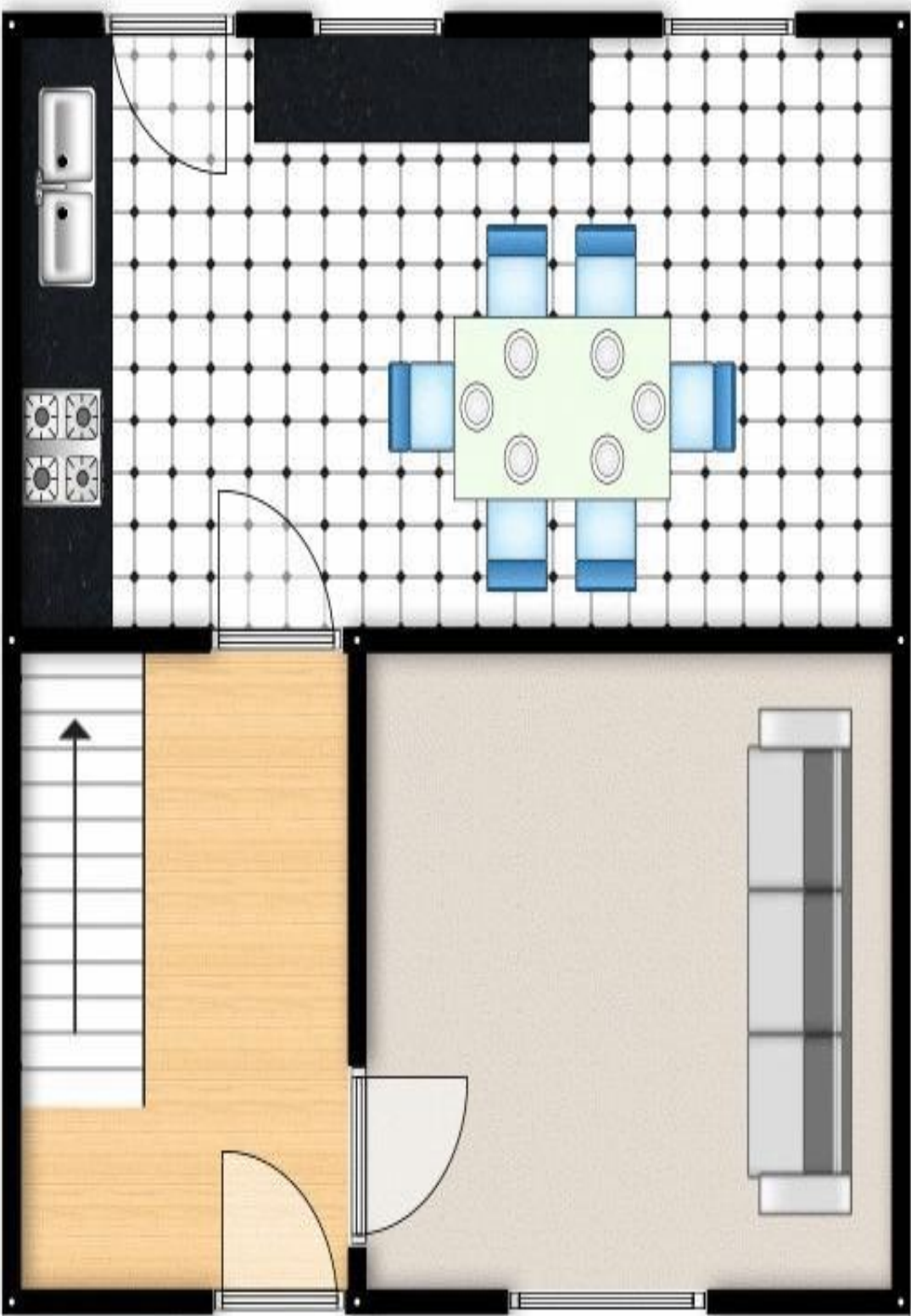
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.









1, Boddington Road  
Eccles  
MANCHESTER  
M30 7PH

Energy rating

D

Valid until  
10 December 2023

Certificate number  
8307-6822-6899-2329-8992

Property type

Mid-terrace house

Total floor area

81 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](#).

## 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.](#)

