



\* 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.

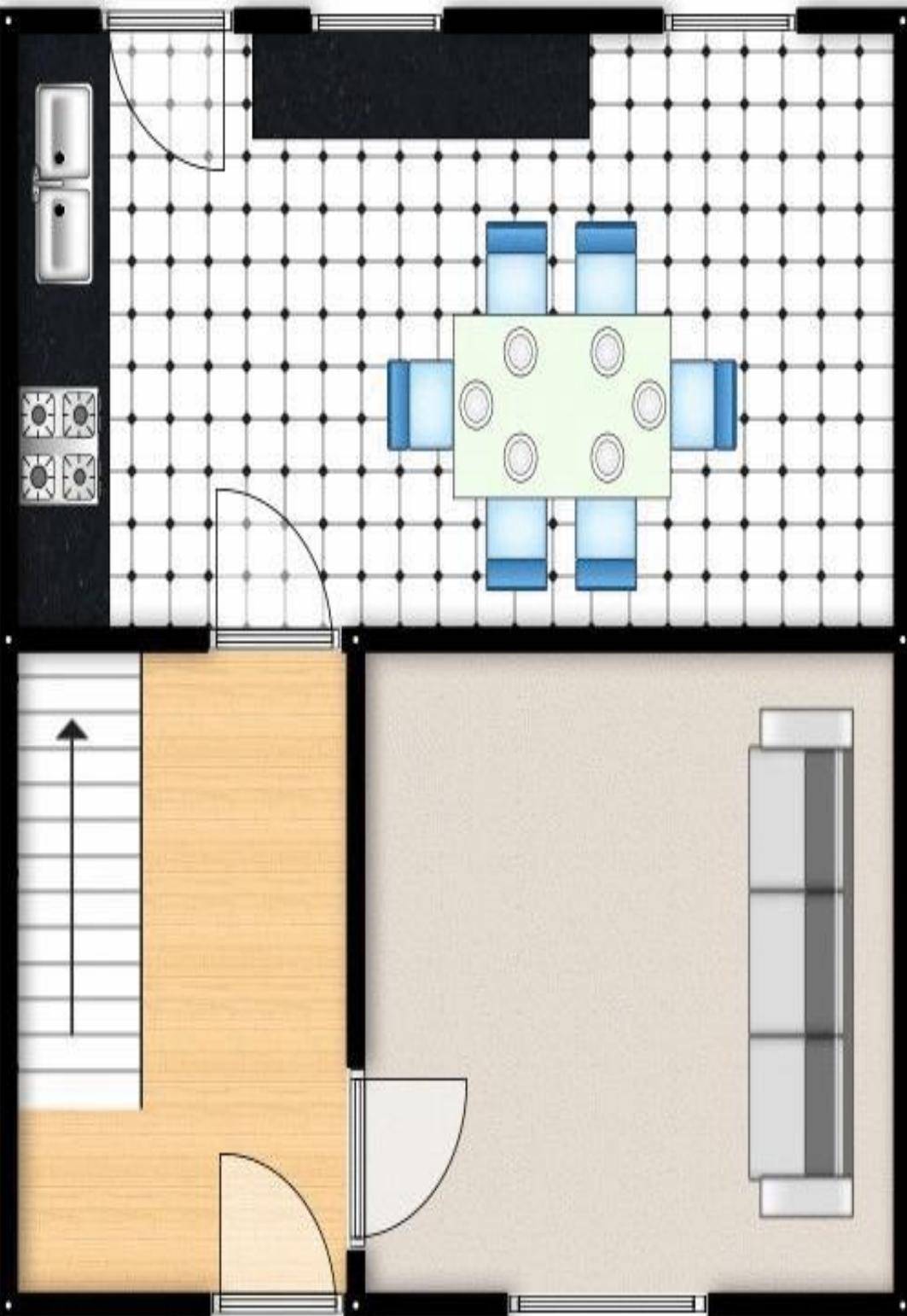
Boddington Road  
Manchester, M30 7PH

Offers in Excess of £170,000

0161 7074900  
sales@hills.agency







**D**

Valid until  
**10 December 2023**

Certificate number

**307-6522-6899-2329-8992**

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.](#)

