



HILLS

* CHAIN FREE * PERFECT FIRST HOME OR INVESTMENT * IDEALLY LOCATED close to shops and excellent transport links, this WELL-PRESENTED FIRST FLOOR apartment features its own SECURE PRIVATE ENTRANCE, GENEROUS DOUBLE BEDROOM, SPACIOUS LOUNGE & DINING AREA, and a FITTED MODERN KITCHEN & BATHROOM. UPVC DOUBLE GLAZED WINDOWS & 'COMBI' gas central heated. The property also benefits from WELL-MAINTAINED COMMUNAL GARDENS. Sure to be popular, CALL US NOW TO BOOK A VIEWING.

Northavon Close
Manchester, M30 0EE

£100,000

0161 7074900
sales@hills.agency

Hallway 8' 1" x 5' 0" (2.46m x 1.53m)

UPVC front door, double glazed window to the front, ceiling light point, wall mounted radiator and tiled floor.

Living Room 15' 8" x 10' 0" (4.77m x 3.04m)

Double glazed window to the rear, ceiling light point, wall mounted radiator and laminate floor.

Kitchen 10' 4" x 7' 2" (3.15m x 2.19m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Double glazed window to the front and ceiling light point. Integrated cooker and space for a fridge freezer. Tiled floor.

Bedroom One 10' 8" x 10' 2" (3.26m x 3.09m)

Double glazed window to the rear, ceiling light point, wall mounted radiator and laminate flooring.

Bathroom 8' 6" x 4' 8" (2.60m x 1.43m)

Double glazed window and ceiling light point and wall mounted heated towel rail. Fitted with a three piece suite that includes a bath with shower over, low level W.C and a hand wash basin. Tiled wall and floor.



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.





Northavon Close
Eccles
MANCHESTER
M130 0EE

Energy rating

D

Valid until
4 December 2029

Certificate number
9166-2885-7724-9001-3835

Property type

Top-floor flat

Total floor area

45 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 C.

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

