



**HILLS**

\* MODERN TERRACE BUILT IN 2005 \* THREE GENEROUS BEDROOMS \* LOUNGE & KITCHEN DINER \* LOW MAINTENANCE GARDEN TO THE REAR & OFF ROAD PARKING \* This FANTASTIC PROPERTY features 3 GENEROUS BEDROOMS and a MODERN BATHROOM with double storage cupboard to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, SPACIOUS LOUNGE, and a fitted MODERN KITCHEN & DINING AREA. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from LOW MAINTENANCE REAR GARDEN. Ideally located in a POPULAR RESIDENTIAL AREA within walking distance to The Trafford centre as well as many other local amenities including shops, parks, schools, and excellent transport links,

Higher Croft  
Manchester, M30 7AX

**Offers in Excess of £170,000**

0161 7074900  
sales@hills.agency

### Entrance Hall

uPVC door to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Lounge 13' 6" x 10' 3" (4.11m x 3.12m)

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

### Kitchen/Diner 16' 5" x 10' 4" (5.00m x 3.15m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integral stainless steel sink and drainer unit. Integrated four ring gas hob and oven. Space for fridge/freezer, washing machine and dish washer. Double glazed window to the rear, two ceiling light points, patio doors to the rear, wall-mounted radiator, tiled splash-backs and laminate flooring.

### W.C 6' 0" x 3' 0" (1.83m x 0.91m)

Fitted with a two piece suite comprising of low level W.C and a pedestal hand wash basin. Ceiling light point, wall-mounted radiator and tiled flooring.

### First Floor Landing

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

### Bedroom One 13' 1" x 10' 1" (3.98m x 3.07m)

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Double glazed window to the front, ceiling light point, wall-mounted radiator, tiled splash-backs and tiled flooring.

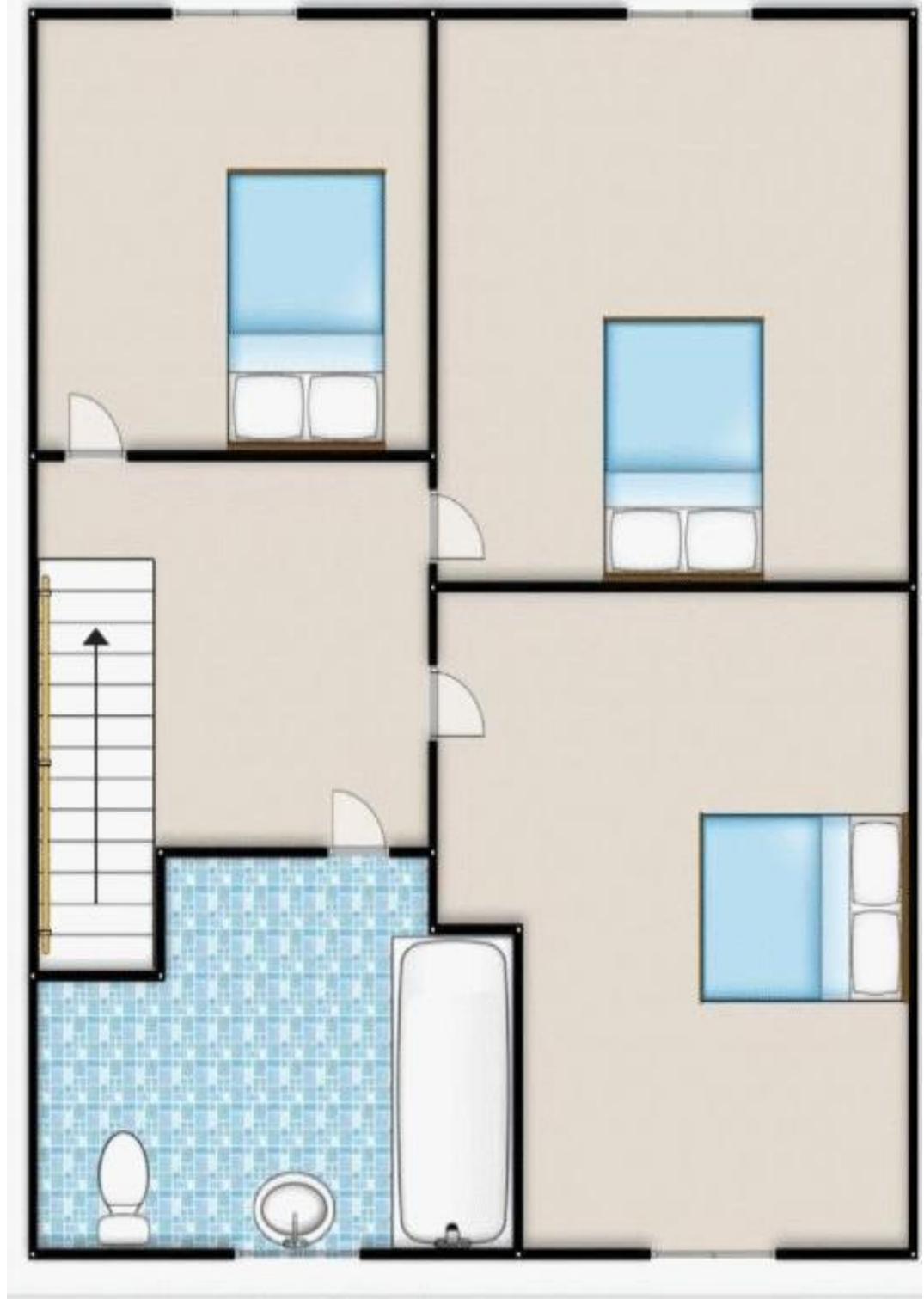
### External

Off road parking to the front. Paved landscaped rear garden.



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.





111, Higher Croft  
Eccles  
MANCHESTER  
M30 7AX

Valid until  
21 January 2029

Certificate number  
2128-3049-7239-6021-3934

Energy rating

C

Property type

Mid-terrace house

Total floor area

74 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 C. It has the potential to be B.

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

