



**HILLS**

Situated at the bottom of a CUL DE SAC is this FABULOUS FAMILY HOME, which is spread over three floors; you will immediately notice the off road parking & well maintained garden to the front, prior to entering in to the entrance hallway. To the right is a SPACIOUS LOUNGE which leads through to the MODERN FITTED KITCHEN & DINING AREA and flows on to the CONSERVATORY with views of the PRIVATE SUN DRENCHED LOW MAINTENANCE REAR GARDEN, detached garage and summer house fully equipped with power and double glazed windows. The first floor of this property is made up of TWO GENEROUS DOUBLE BEDROOMS, a MODERN FAMILY BATHROOM and into what was the original box rooms is now used as a storage area and accommodates the second stair case leading to the THIRD DOUBLE BEDROOM which has been fully converted to building regulations. This property is located within CATCHMENT for OUTSTANDING SCHOOLING and is surrounded by EXCELLENT TRANSPORT LINKS & LOCAL AMENITIES.

**Finstock Close  
Manchester, M30 7NT**

**Offers in Excess of  
£250,000**

**0161 7074900  
sales@hillsagency**

### Entrance Hall

Ceiling light point, composite door to the front and wall mounted radiator.

### Lounge 14' 4" x 12' 4" (4.37m x 3.76m)

Ceiling spot lights, double glazed window to the front and wall mounted radiator. Storage under stairs.

### Kitchen/Diner 15' 7" x 8' 6" (4.75m x 2.59m)

Fitted with a range of modern wall and base units with complementary work surfaces and integral sink and drainer unit. Integrated gas hon and electric oven unit with space for fridge-freezer and washing machine. Ceiling spot lights, double glazed window and patio doors leading to the conservatory.

### Conservatory 12' 8" x 8' 8" (3.86m x 2.64m)

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

### Landing

Ceiling light point, double glazed window and access to bedrooms and bathroom.

### Bedroom One 13' 6" x 8' 9" (4.11m x 2.66m)

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

### Bedroom Two 9' 7" x 9' 1" (2.92m x 2.77m)

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

### Bathroom 11' 8" x 11' 0" (3.55m x 3.35m)

Fitted with a three suite including a hand wash basin, W/C and bath with electric shower over. Ceiling light point and wall mounted radiator.

### Bedroom Three/Loft 11' 8" x 11' 0" (3.55m x 3.35m)

Ceiling spot lights, two wall light point, two velux windows as well as storage cupboard.

### Externally

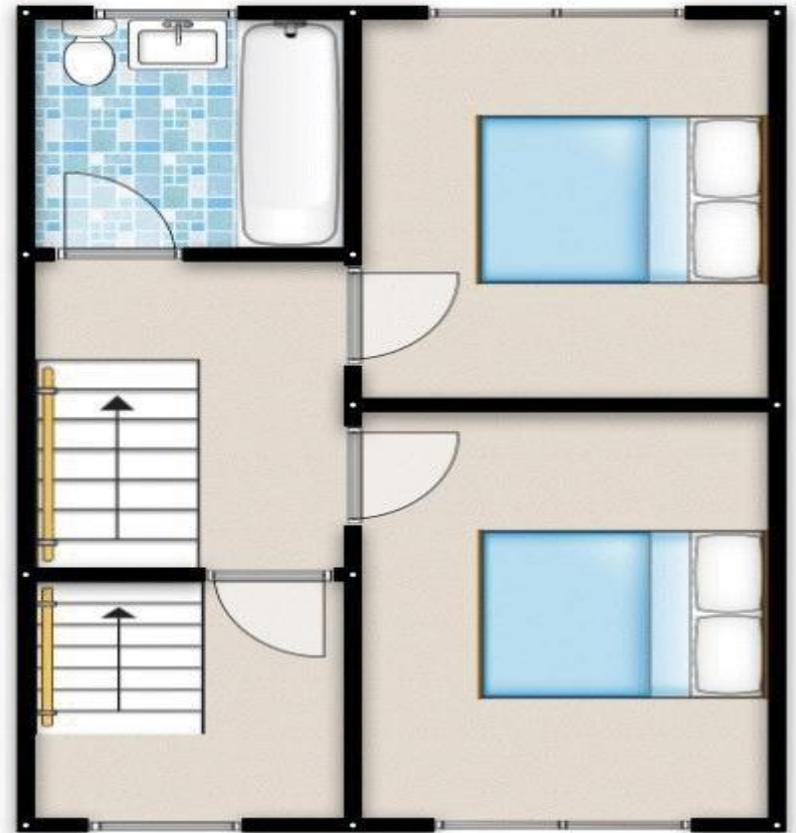
To the front is off road parking and a lawn. To the rear is a double gated entrance, garage, summer house and a well maintained garden.



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.





# Energy performance certificate (EPC)

|                                                                                     |               |                                              |
|-------------------------------------------------------------------------------------|---------------|----------------------------------------------|
|  | Energy rating | Valid until: 29 June 2031                    |
|                                                                                     | <b>C</b>      | Certificate number: 0300-2985-3060-2529-2781 |

## Property type

Semi-detached house

## Total floor area

80 square metres

## Rules on letting this property

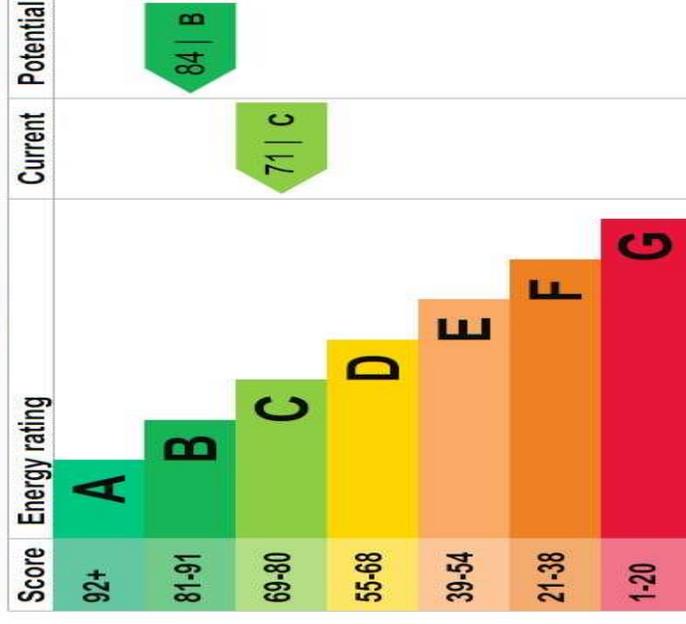
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-qualifier-rental-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-qualifier-rental-property-minimum-energy-efficiency-standard-landlord-guidance>).

## 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.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

## 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.

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    | Cavity wall, as built, insulated (assumed) | Good    |
| Roof    | Pitched, insulated (assumed)               | Average |
| Roof    | Roof room(s), insulated                    | Good    |