



HILLS

WELL PRESENTED THROUGHOUT * SPACIOUS LOUNGE * THREE GENEROUS BEDROOMS * MODERN KITCHEN & BATHROOM * SUMMER HOUSE & BEAUTIFUL GARDENS * This FABULOUS PROPERTY offers an entrance hallway, SPACIOUS LOUNGE, MODERN FITTED KITCHEN to the ground floor, whilst the spacious first floor benefits from THREE DOUBLE BEDROOMS (fitted wardrobes to the master) and a MODERN FITTED BATHROOM. Externally there is OFF ROAD PARKING, BEAUTIFULLY KEPT GARDENS and a FABULOUS SUMMER HOUSE with ample storage. This property is located close to THE TRAFFORD CENTRE, local shops, playing fields and schools along with excellent transport links including the M60, M62 & the A57. CALL THE TEAM AND BOOK YOUR VIEWING NOW!

Sealand Drive
Manchester, M30 7GW

Offers in Excess of £260,000

0161 7074900
sales@hills.agency

Hallway

Two ceiling light points, oak staircase and access to reception rooms and kitchen.

Lounge 13' 6" x 11' 4" (4.11m x 3.45m)

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

Kitchen/Diner 17' 9" x 7' 9" (5.41m x 2.36m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for a fridge freezer and washing machine. Two ceiling light points, patio doors to the rear, double glazed windows and wall mounted radiator.

Landing

Access to bedrooms and bathrooms.

Bedroom One 11' 9" x 11' 3" (3.58m x 3.43m)

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

Bedroom Two 11' 1" x 9' 4" (3.38m x 2.84m)

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

Bedroom Three 8' 6" x 6' 1" (2.59m x 1.85m)

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

Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)

Fitted with a three piece suite including a hand wash basin, W.C and bath with a shower over. Ceiling spotlights and double glazed window.

Summer House 14' 7" x 7' 4" (4.44m x 2.23m)

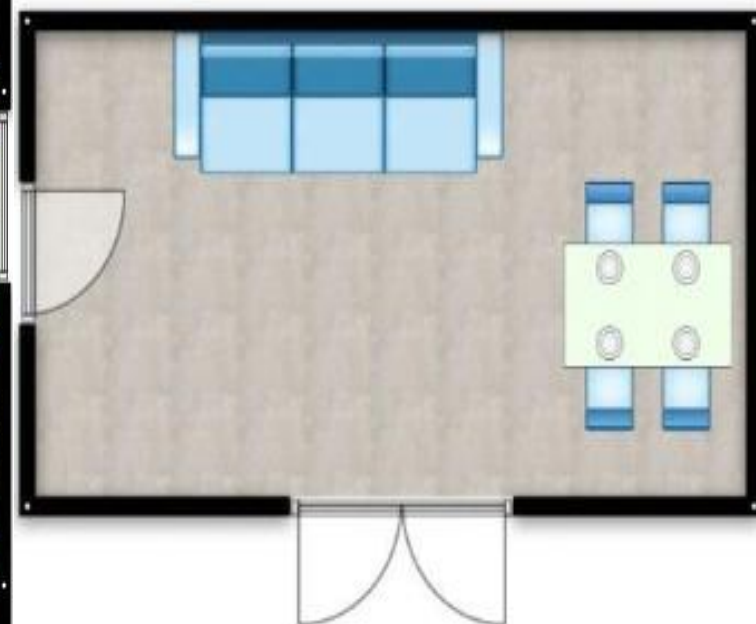
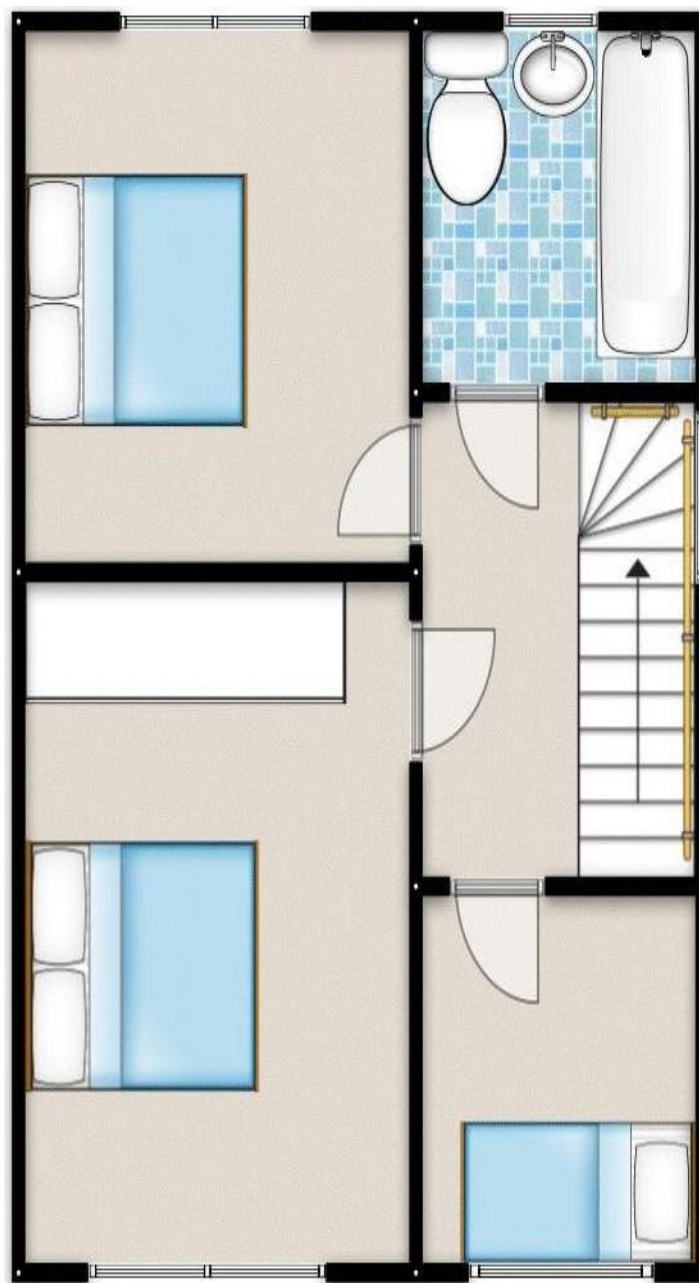
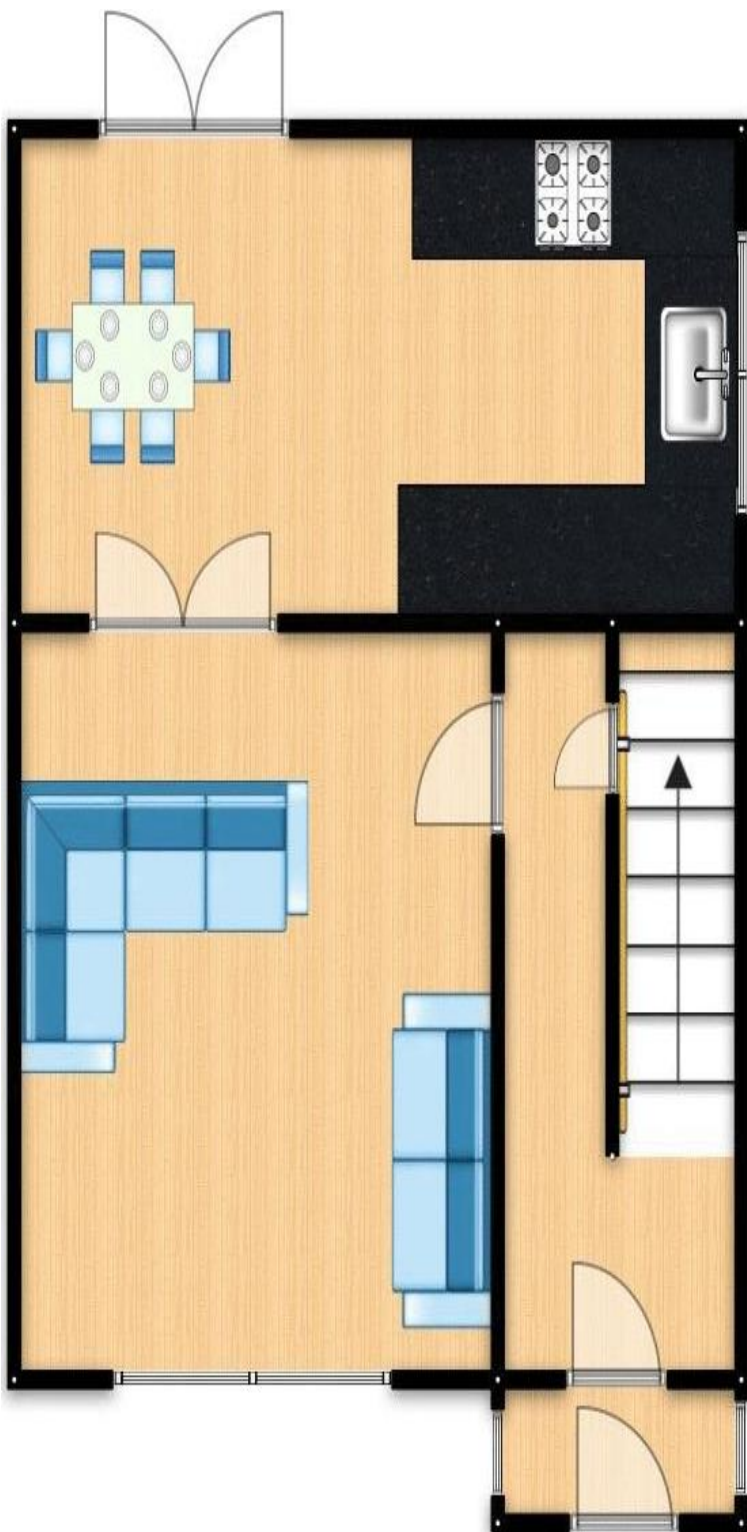
Ceiling light point, patio doors and side door.




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)



Sealand Drive
Eccles
MANCHESTER
M30 7GW

Energy rating
D

Valid until: 28 July 2032
Certificate number: 2717-1013-3213-9962-8204

Property type
Semi-detached house

Total floor area
71 square metres

Rules on letting this property

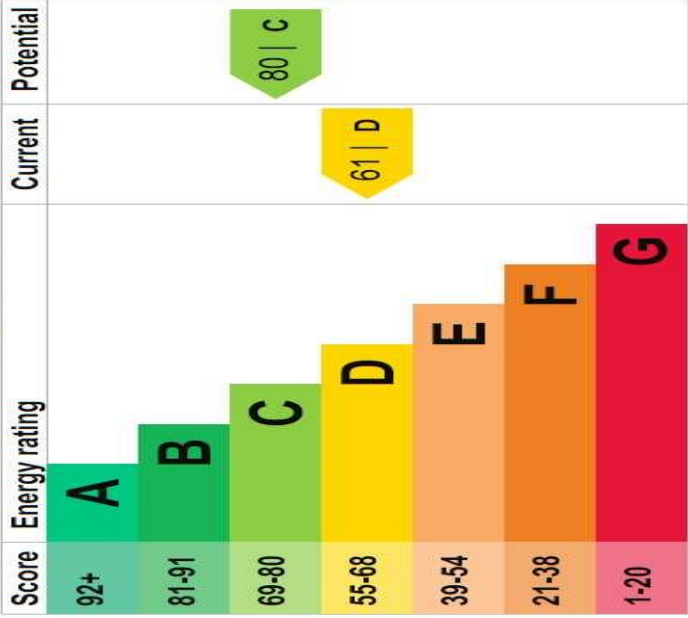
Properties can be rented if they have an energy rating from A to E.

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](https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)



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, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average