



\* GROUND FLOOR FLAT \* POPULAR RESIDENTIAL AREA \* SECURE BUZZER ENTRY \* This FABULOUS flat features TWO GENEROUS DOUBLE BEDROOM, MODERN FITTED BATHROOM, SPACIOUS KITCHEN / LIVING & DINING SPACE. Benefiting from DOUBLE GLAZED WINDOWS throughout as well as PRIVATE GATED ACCESS and RESIDENTS PARKING to the rear. Ideally located within WALKING DISTANCE OF SHOPS, BUS TRAM & TRAIN STATIONS. A PERFECT FIRST HOME OR INVESTMENT, CALL US NOW TO BOOK A VIEWING.

Eccles Fold  
Manchester, M30 0NT

**Offers in Excess of £110,000**

0161 7074900  
sales@hills.agency

### **Lounge/Kitchen/Diner 20' 9" x 10' 8" (6.32m x 3.25m)**

A large open plan living space complete with ceiling light points and double glazed windows. The living room flows into the kitchen and comes complete with a range of wall and base units with complimentary roll top work surfaces and stainless steel sink and drainer unit. Integrated four ring electric hob and oven, ceiling light, double glazed window and lino flooring. Space for washing machine.

### **Bathroom 6' 9" x 5' 5" (2.06m x 1.65m)**

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and a bath with shower over. Ceiling light point, part tiled wall and lino flooring.

### **Bedroom One 10' 8" x 9' 6" (3.25m x 2.89m)**

Double glazed window, ceiling light point, electric radiator and carpeted floor.

### **Bedroom Two 8' 8" x 7' 8" (2.64m x 2.34m)**

Double glazed window, ceiling light point, electric radiator and carpeted floor.

### **Landing**

Two ceiling light points, electric radiator and laminate 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.





 Eccles Fold  
Eccles  
MANCHESTER  
M130 0NT

Valid until  
18 April 2022

Certificate number  
8592-6324-9520-3658-2996

Energy rating

**D**

Property type

Ground-floor flat

Total floor area

57 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 D.

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

