



**\*PERFECT FIRST TIME BUY OR INVESTMENT!\*** Situated within a short stroll to MONTON VILLAGE , close to excellent transport links and a host of amenities is this well presented TWO BEDROOM GROUND FLOOR APARTMENT! The property features an OPEN PLAN LIVING SPACE with a MODERN FITTED KITCHEN, secure private entrance, NEW DOUBLE GLAZING & access to the communal gardens. The property is double glazed throughout. Externally there is well-kept gardens and communal parking. This would be perfect for first time buyers and investors alike. Call the office to arrange your viewing!

Stanier Avenue  
Manchester, M30 9PL

**Offers in Excess of £130,000**

0161 7074900  
sales@hills.agency

## **Living Room 11' 3" x 12' 3" (3.43m x 3.73m)**

Ceiling light point, double glazed patio doors and wall mounted radiator.

## **Kitchen 8' 2" x 7' 4" (2.49m x 2.23m)**

Fitted with a range of wall and base units and integral sink and drainer unit. Integrated fridge freezer, washing machine and oven and hob unit. Ceiling spot lights and boiler (5-6 years old and serviced this year).

## **Bedroom One 11' 8" x 10' 0" (3.55m x 3.05m)**

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

## **Bedroom Two 13' 9" x 5' 9" (4.19m x 1.75m)**

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

## **Bathroom 6' 8" x 5' 2" (2.03m x 1.57m)**

Fitted with a three piece suite which includes a hand wash basin, W.C and bath with shower over. Heated towel rack and ceiling light point.



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)

|   |                           |                             |   |
|---|---------------------------|-----------------------------|---|
| Stanier Avenue<br>Eccles<br>MANCHESTER<br>M30 9PL | Energy rating<br><b>C</b> | Valid until:<br>1 June 2024 | Certificate number:<br>0827-2832-7360-9904-9375 |
|---|---------------------------|-----------------------------|---|

## Property type

Ground-floor flat

## Total floor area

47 square metres

## Rules on letting this property

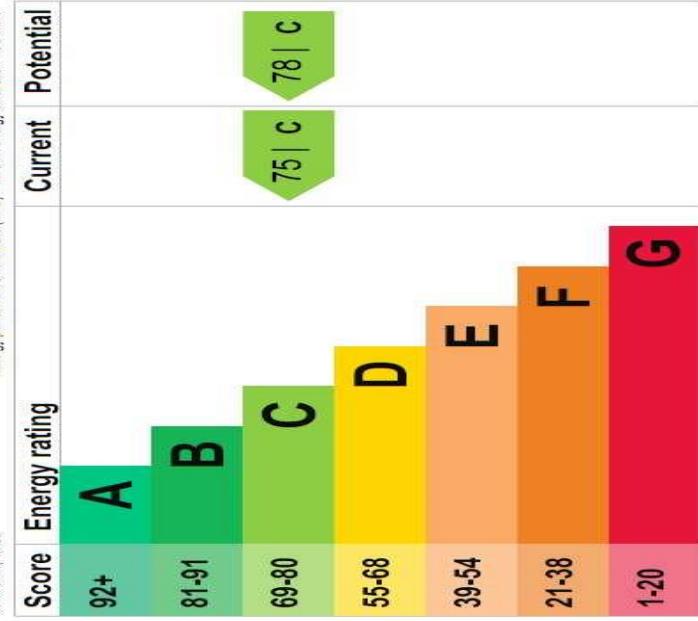
Properties can be rented if they have an energy rating from A to E.

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-letting-conditions-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 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).

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, filled cavity                 | Good    |
| Wall    | Solid brick, as built, insulated (assumed) | Good    |
| Window  | Fully double glazed                        | Average |