



HILLS

PERFECT FIRST TIME BUY OR INVESTMENT!* CHAIN FREE This property benefits from **THREE BEDROOMS**, **DOWN STAIRS WC** and an **OPEN PLAN LIVING SPACE**! To the ground floor there is an entrance hallway leading on to the spacious open plan living space, modern kitchen and down stairs WC. To the first floor there are **THREE BEDROOMS** and a family bathroom. The property is warmed by Gas central heating & double glazed throughout. The property is ideally located close to **EXCELLENT LOCAL AMENITIES** including shop, parks & schools alongside public transport & motorway links. **CALL THE TEAM NOW TO GET YOUR VIEWING ARRANGED.**

**Green Lane
Manchester, M30 0RP**

Monthly Rental Of £1,050

**0161 7074900
sales@hills.agency**

Lounge 19' 1" x 10' 9" (5.81m x 3.27m)

Three ceiling light points, two wall mounted radiators and three double glazed windows.

Kitchen 14' 6" x 7' 0" (4.42m x 2.13m)

Fitted with a range of wall and base units with complementary work surfaces. Integrated sink and drainer unit. Integral electric hob and oven with space for a fridge freezer and washer. Stainless steel extractor and splash back. Two ceiling light points.

Downstairs W/C 7' 1" x 2' 9" (2.16m x 0.84m)

Fitted with a two piece suite including a hand wash basin and W/C. Ceiling light point and wall mounted radiator.

Hall

Ceiling light point, wall mounted radiator and PVC door.

Bedroom One 11' 8" x 7' 4" (3.55m x 2.23m)

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

Bedroom Two 13' 3" x 8' 2" (4.04m x 2.49m)

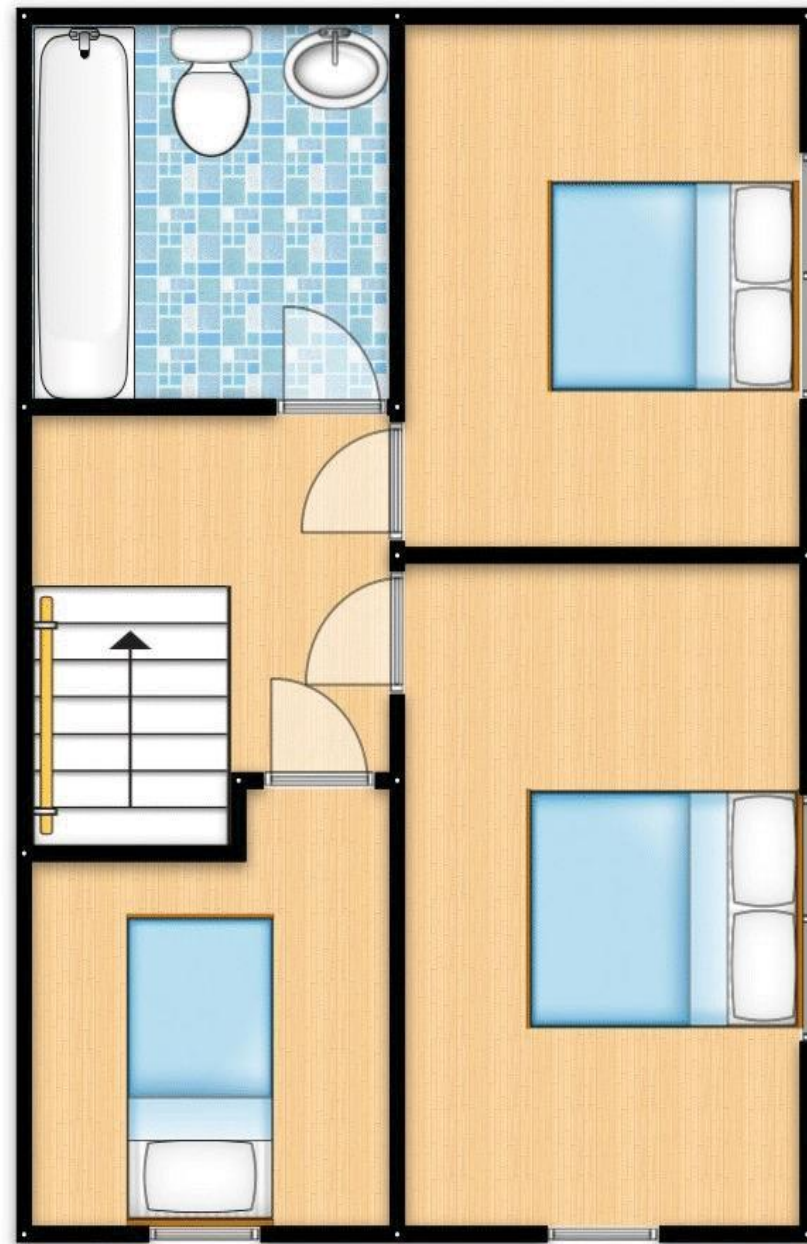
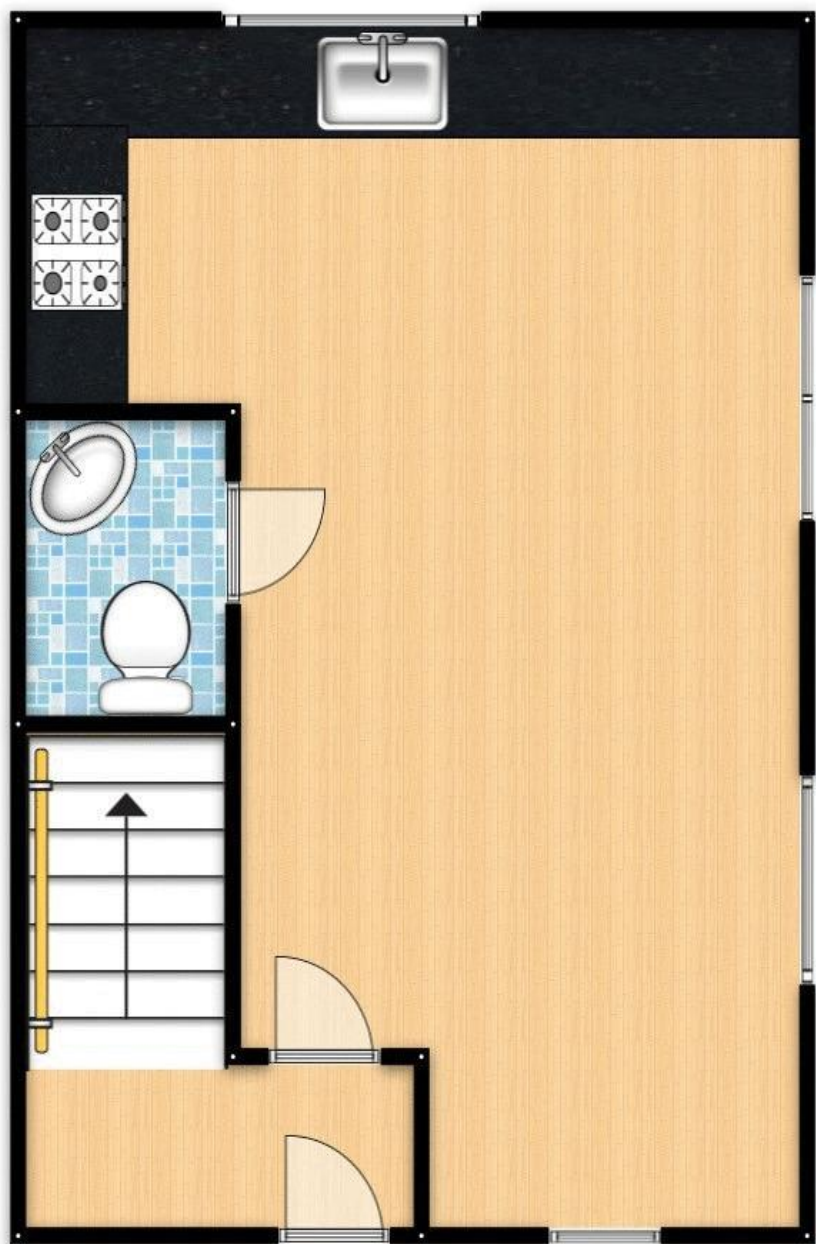
Ceiling light point, power point, wall mounted radiator and two double glazed windows.

Bedroom Three 6' 7" x 6' 1" (2.01m x 1.85m)


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







Energy performance certificate (EPC)



Green Lane
Estates
MANCHESTER
M30 0RP

Energy rating
D

Valid until:
9 August 2022
Certificate
number:
8592-7728-0580-7000-4996

Property type
Enclosed end-terrace house

Total floor area
69 square metres

Rules on letting this property

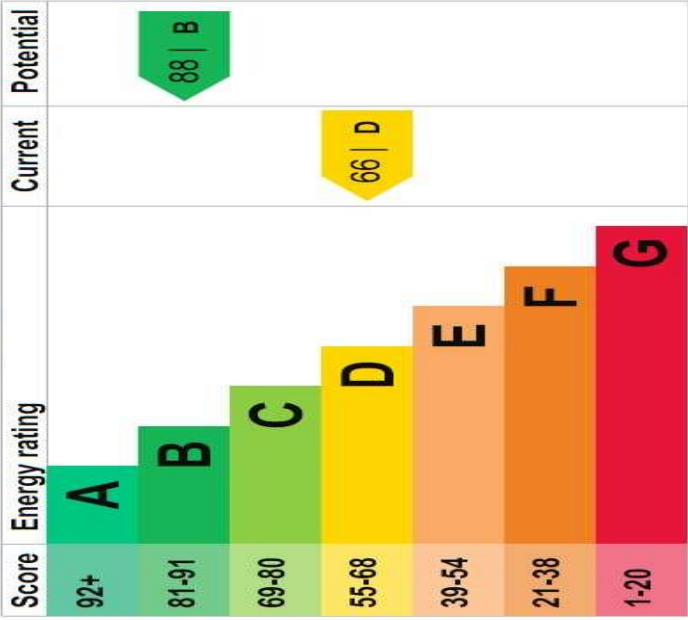
Properties can be rented if they have an energy rating from A to E.

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 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good