

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)

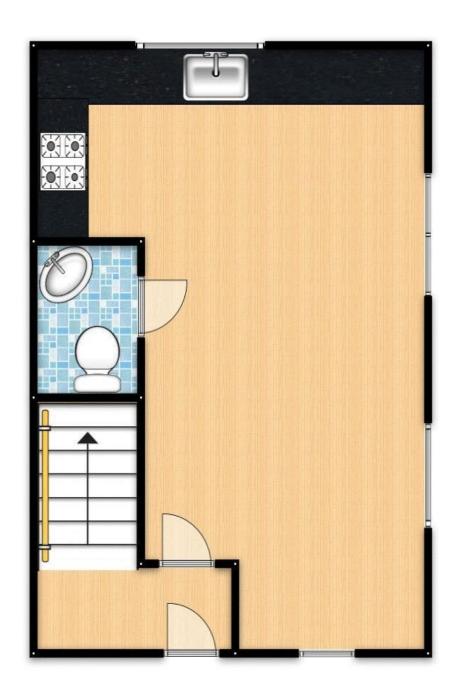
Ceiling light point, power point, wall mounted radiator and double glazed windows.



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

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)



Property type

Enclosed end-terrace house

Total floor area

69 square metres

Rules on letting this property

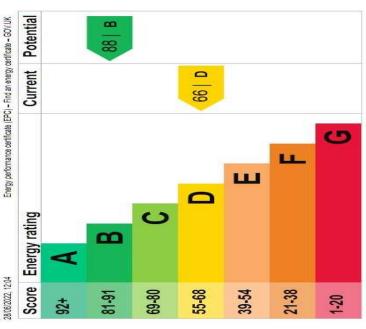
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords

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 perfor



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)
 - poob •
- 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.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8592-7728-0580-7000-4996