

WELL-PRESENTED TWO BEDROOM APARTMENT which is situated on the FIRST FLOOR! The property is available with NO CHAIN and benefits from a STUNNING FITTED SHOWER ROOM, GARAGE and a 12FT LOUNGE! The property comprises from a welcoming hallway, two bedrooms, stunning fitted shower room, spacious lounge and a fitted kitchen! The property is double glazed throughout and is warmed by underfloor heating. Externally there is allocated parking and access to the garage. This would be perfect for first time buyers and investors alike. Located close to excellent transport links and other local amenities. Call the office to arrange your viewing!

### Willow Tree Court Aldred Street Eccles, M30 8PS

£110,000

0161 7074900 sales@hillsresidential.co.uk

### **Entrance Hallway**

Ceiling light point, electric storage heater and carpeted floors.

Lounge 12' 11'' x 12' 1'' (3.93m x 3.68m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

**Kitchen** 11' 0'' x 7' 10'' (3.35m x 2.39m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated four ring electric hob and oven, integrated fridge/freezer and space for a washing machine. Double glazed window to the rear, ceiling light point, tiled splashbacks and tiled flooring.

## **Bedroom One** 13' 5" x 9' 5" (4.09m x 2.87m)

Double glazed window to the front, ceiling light point and carpeted floors.

# Bedroom Two 8' 2" x 7' 4" (2.49m x 2.23m)

Double glazed window to the front and ceiling light point.

# Shower Room 5' 6" x 7' 11" (1.68m x 2.41m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and shower cubicle. Ceiling light point, tiled walls and tiled flooring.

### Externally

There is allocated parking and access to the garage via the car park and to the rear of the building.





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.





# Willow Tree Court, Aldred Street, Eccles, MANCHESTER, M30 8PS

<b>Dwelling type:</b>	Mid	Mid-floor flat	t	
Date of assessment:	04	04 March 2019	2019	
Date of certificate:	04	March	2019	

Reference number: Type of assessment: Total floor area:

RdSAP, existing dwelling 47 m<sup>2</sup>

# Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient •
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,146
Over 3 years you could save	£ 117
Estimated energy costs of this home	

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 570 over 3 years	£ 453 over 3 years	You could
Hot Water	£ 444 over 3 years	£ 444 over 3 years	save £ 117
Totals	Totals £ 1,146	£ 1,029	over 3 years

water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration. These figures show how much the average household would spend in this property for heating, lighting and hot





The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save mone	can take to save money and make your home more efficient	ore efficient
Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	F1 200 - F1 800	£ 117

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.