



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](mailto: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.











# Energy Performance Certificate

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

Dwelling type: Mid-floor flat  
Date of assessment: 04 March 2019  
Date of certificate: 04 March 2019  
Reference number: RdSAP, existing dwelling  
Type of assessment:  
Total floor area: 47 m²

## 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

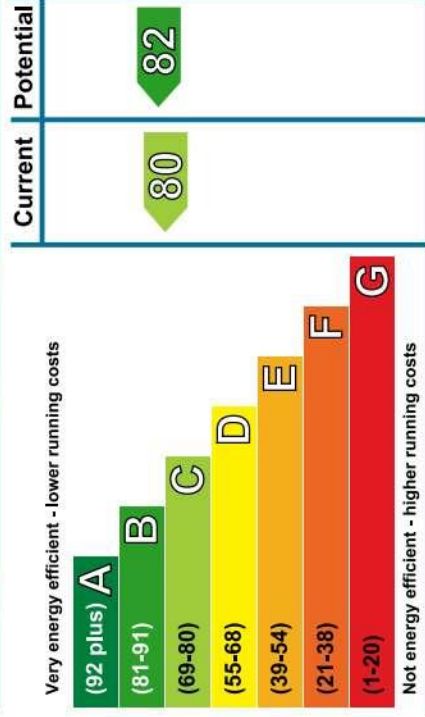
£ 117

## 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 |                                   |
| Hot Water | £ 444 over 3 years | £ 444 over 3 years |                                   |
| Totals    | £ 1,146            | £ 1,029            | You could save £ 117 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot 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.

## Energy Efficiency Rating



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 money and make your home more efficient

| Recommended measures                  | Indicative cost | Typical savings over 3 years |
|---------------------------------------|-----------------|------------------------------|
| 1 High heat retention storage heaters | £1,200 - £1,800 | £ 117                        |

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