



HILLS

**\*\* INVESTMENT OPPORTUNITY \*\*** Sold with sitting tenants currently paying £750 PCM. THREE BEDROOM SEMI-DETACHED HOME that is located close to excellent motorway links (M60), The Trafford Centre and good local schooling. The property benefits from OFF-ROAD PARKING, MODERN FITTED KITCHEN & LARGE REAR GARDEN. To the ground floor there is an entrance hall, spacious lounge, conservatory, fitted kitchen and a downstairs w/c. To the first floor there are THREE WELL-PROPORTIONED BEDROOMS and the off-plan fitted bathroom. The property is gas central heated and double glazed throughout. Externally to the front there is off-road parking for multiple cars, whilst to the rear there is a large garden. Call the office to arrange your viewing!

Evans Road  
Manchester, M30 7GY

**Offers in Excess of £170,000**

0161 7074900  
sales@hills.agency

**Kitchen 16' 1" x 8' 8" (4.91m x 2.63m)**

Wall and base units, space for a washing machine, dryer and under counter fridge freezer. Integrated cooker, hob and extractor fan. Wall mounted radiator, ceiling light point and windows front and rear.

**Downstairs WC 4' 5" x 2' 4" (1.34m x 0.7m)**

Sink, toilet, ceiling light point and window to the rear.

**Reception 16' 10" x 10' 4" (5.14m x 3.15m)**

Wall mounted radiator, spot lights, window to the front of the property and patio doors leading on to the conservatory.

**Conservatory 12' 2" x 11' 2" (3.72m x 3.41m)**

Ceiling light point, patio doors leading on to garden.

**Bedroom 2 10' 4" x 7' 2" (3.15m x 2.19m)**

Ceiling light point, wall mounted radiator and window to the front of the property.

**Bedroom 3 10' 6" x 8' 9" (3.21m x 2.66m)**

Ceiling light point, wall mounted radiator and window to the rear of the property.

**Bedroom 1 10' 6" x 8' 9" (3.21m x 2.66m)**

Ceiling light point, wall mounted radiator and double glazed windows to the front and rear of the property.

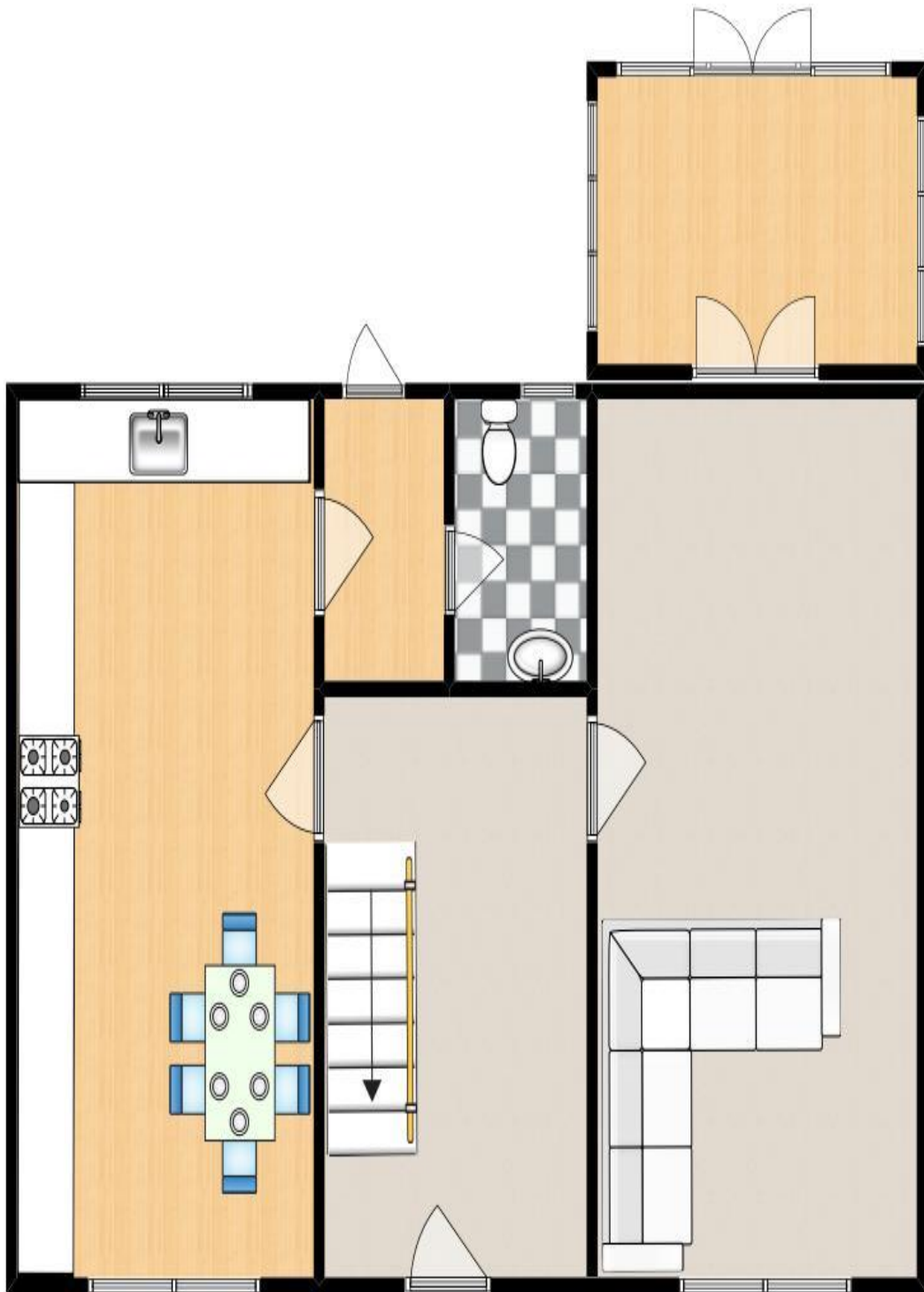
**Bathroom 5' 7" x 5' 7" (1.70m x 1.69m)**

Wall mounted towel radiator, ceiling light point, pedestal sink, toilet, bath with shower over and double glazed window to the rear of the property.



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)

Evans Road  
Eccles  
MANCHESTER  
M30 7GY

Energy rating

C

Valid until 2 April 2024

Certificate number

0306-2887-7146-9904-1705

## Property type

Semi-detached house

## Total floor area

77 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-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 B.

[See how to improve this property's energy performance.](#)