



**** ONE OF THREE STYLES ON THE DEVELOPMENT **THREE BEDROOM DETACHED FAMILY HOME OVERLOOKING THE HISTORIC BRIDGEWATER CANAL**** Built In the last 5 years on the sought after Bridgewater Village development is this exceptional family home that features a SUN-DRENCHED REAR GARDEN, EN-SUITE TO THE MASTER BEDROOM, 18FT KITCHEN DINER, DETACHED GARAGE & LARGE DRIVEWAY! Available with NO CHAIN the property is positioned in a quiet and convenient location close to MONTON VILLAGE, WORSLEY VILLAGE, excellent transport link and good local schooling! The property comes complete with a welcoming hallway, downstairs w/c, 18ft lounge and a STUNNING 18FT KITCHEN/DINER! To the first floor there are three well-proportioned bedrooms (master bedroom complete with EN-SUITE) and a MODERN FITTED BATHROOM. The property is gas central heated and double glazed throughout. Externally to the front there is off-road parking for multiple cars and access to the DETACHED GARAGE, whilst to the rear there is a good size laid to lawn garden. This would be perfect for first time buyers and families alike. Call the office to arrange your viewing!

**Chichester Lane
Eccles, M30 8EP**

Offers in Excess of £270,000

**0161 7074900
sales@hillsresidential.co.uk**

Hallway

Composite entrance door to the front, ceiling light point, wall-mounted radiator, under stairs storage and laminate flooring.

Downstairs WC 5' 5" x 6' 2" (1.66m x 1.88m)

Fitted two piece suite comprising of low level WC and pedestal hand wash basin. Double glazed window to the front, ceiling spotlights and wall-mounted radiator.

Lounge 10' 10" x 18' 5" (3.31m x 5.61m)

Double glazed bay window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

Kitchen 10' 10" x 18' 2" (3.31m x 5.53m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and electric oven, integrated fridge/freezer and integrated washing machine. Double glazed window to the rear, patio doors to the rear, ceiling spotlights, ceiling light point, two wall-mounted radiators and tiled flooring.

First Floor Landing

Double glazed window to the side, ceiling light point, wall-mounted radiator and carpeted floors. Access to the loft via loft hatch.

Bedroom One 12' 1" x 11' 3" (3.69m x 3.43m)

Double glazed window to the front, built-in wardrobes, ceiling light point, wall-mounted radiator and carpeted floors.

En-Suite 5' 11" x 6' 6" (1.80m x 1.97m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and shower cubicle. Double glazed window to the side, ceiling light point, wall-mounted radiator, tiled splashbacks and tiled flooring.

Bedroom Two 8' 11" x 9' 2" (2.71m x 2.80m)

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

Bedroom Three 8' 8" x 11' 3" (2.64m x 3.43m)

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

Family Bathroom 5' 8" x 6' 8" (1.73m x 2.04m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Double glazed window to the front, ceiling light point, wall-mounted radiator, tiled splashbacks and tiled flooring.

Externally

To the front there is a laid to lawn garden and off-road parking which leads down the side of the property and to the detached garage. To the rear there is a SUN-DRENCHED laid to lawn garden.







Energy Performance Certificate

Chichester Lane, Eccles, MANCHESTER, M30 8EP

Dwelling type:	Detached house	Reference number:	
Date of assessment:	08 July 2015	Type of assessment:	SAP, new dwelling
Date of certificate:	08 July 2015	Total floor area:	95 m ²

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:

£ 1,332

Over 3 years you could save

£ 144

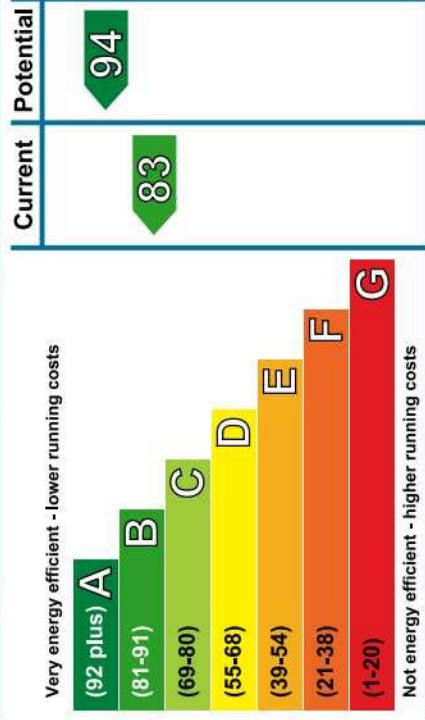
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 819 over 3 years	£ 825 over 3 years	
Hot Water	£ 330 over 3 years	£ 180 over 3 years	
Totals	£ 1,332	£ 1,188	

You could save £ 144 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.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 735