

\*\* 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 ENSUITE) 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 offroad 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.



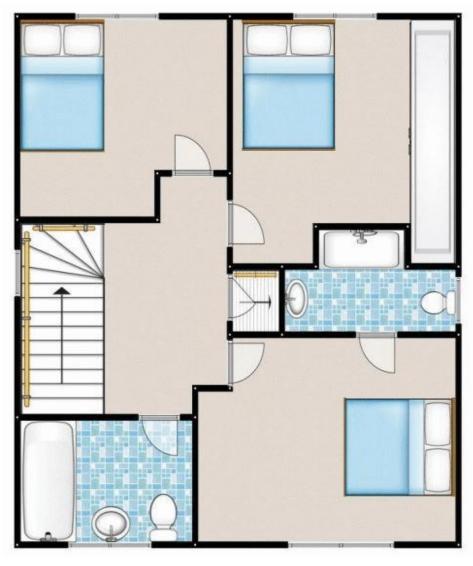


MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the

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**



## Chichester Lane, Eccles, MANCHESTER, M30 8EP

Reference number: Detached house Dwelling type:

SAP, new dwelling 95 m<sup>2</sup> Type of assessment: Total floor area: 2015 2015 July July 08 08 Date of assessment: Date of certificate:

### 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	rgy costs of dwelling for 3 years:		£ 1,332
Over 3 years you could save	save		£ 144
Estimated energy costs of this home	sts of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	

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

over 3 years

£ 1,188

£ 819 over 3 years £ 330 over 3 years

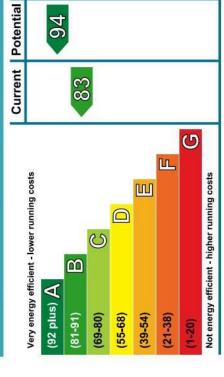
Heating Hot Water £ 1,332

Totals

You could save £ 144

£ 825 over 3 years £ 180 over 3 years

### **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 he

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