



# Mark Warren

Homes for sale in North Manchester

0161 643 2827

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Lakeside Rise M9 8QE



**£ 89,950**

Well presented modern apartment in the Lakeside Rise development in Blackley Manchester. Situated in a very popular area on the 3rd floor this property provides 2 bedrooms, Economy 7 heating, UPVC double glazing with a modern interior

3rd floor  
2 bedroom apartment  
economy 7 heating  
modern kitchen and bathroom  
UPVC Double glazing. No chain. Vacant possession.

Hall, storage heater, built in cupboards, laminate floor, hallogen down lighters, smoke alarm. Lounge kitchen, 24" x 9'10" Front facing UPVC Double glazed window and doors to veranda, laminate floor, television point, door intercom release, economy 7 storage heater, telephone point, side facing Kitchen area 10'02" x 6'11" Side facing UPVC Double glazed window, high gloss white range of base and wall units, electric oven, hob and extractor hood, single drainer stainless steel sink unit, plumbed for washer.

Bedroom 1, 12'112 x 8'10" Front facing UPVC Double glazed window, electric panelled heater.

Bedroom 2, 12'11" x 8'09" Rear facing UPVC Double glazed window, panelled heater.

Bathroom, white 3 piece suite comprising of panelled bath, low flush wc, hand wash basin, tiled walls, extractor hood, heated towel rail.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

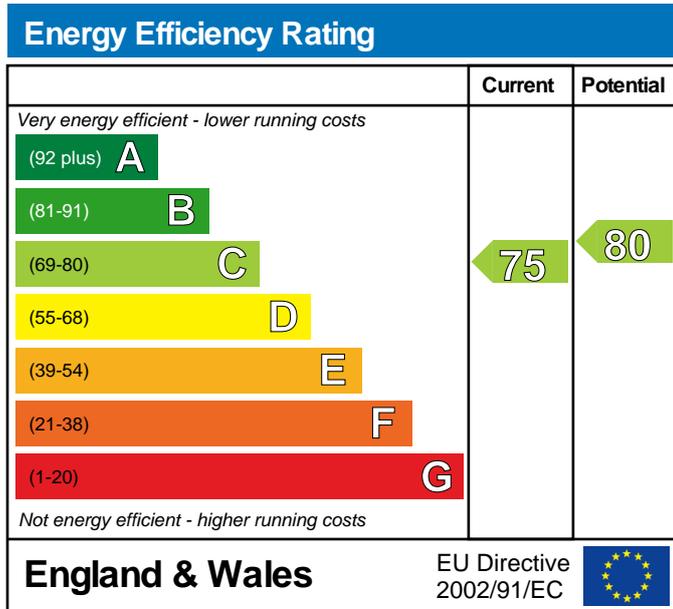
# Energy Performance Certificate



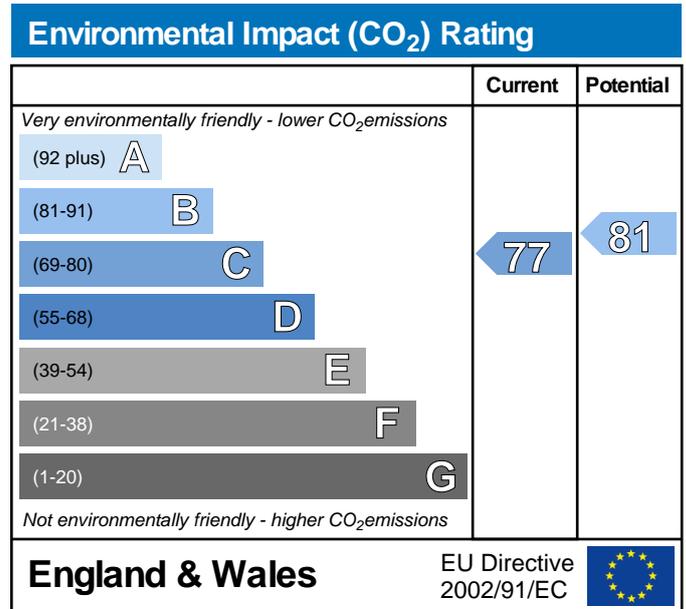
Apartment 15  
22, Lakeside Rise  
MANCHESTER  
M9 8QE

Dwelling type: Mid-floor flat  
Date of assessment: 12 December 2011  
Date of certificate: 12 December 2011  
Reference number: 8439-6922-9429-4322-8996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 45 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	195 kWh/m <sup>2</sup> per year	160 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.5 tonnes per year	1.3 tonnes per year
Lighting	£52 per year	£26 per year
Heating	£194 per year	£154 per year
Hot water	£124 per year	£124 per year

### You could save up to £67 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.