



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Rochdale Road M9 8AE



**£ 550 NOW LET**

We are delighted to offer this ground floor apartment for rent in Blackley Manchester. Offering electric panel heaters and UPVC double glazing. The property comprises of lounge/diner, kitchen, 2 bedroom, bathroom and your own parking space available. This property is in a great location as it has shops local to it. You also have the added benefit of excellent transport links to Manchester City centre.

Ground floor

UPVC double glazing

Two bedrooms

Modern interior

Parking space

AVAILABLE FEBRUARY 2018 Excellent transport links



Hall - Built in cupboard, laminate flooring, intercom release and storage heater.

Lounge/diner - L shaped, lounge area 14'00 x 10'07", dining area 8'11" x 6'06" Front facing UPVC double glazed windows, laminate flooring, T.V point, coving, storage heater and electric panel heater.

Open plan design with:

Kitchen - 9'00" x 7'05" Fitted range of base and wall units, electric oven & hob, extractor hood, coving, stainless steel single drainer sink unit, part tiled walls & plumbing for washing machine.

Bedroom 1 - 12'00 x 8'08" Rear facing UPVC double glazed window, electric panel heater & fitted wardrobes with frosted glass doors.

Bedroom 2 - 11'06" x 7'00" Rear facing UPVC double glazed window & electric panel heater.

Bathroom - Modern 3pc white suite comprising of low flush toilet, pedestal sink, panelled bath, over bath mixer shower, tiled walls and cupboard.

Externally - Own parking space available.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Energy Performance Certificate



Flat 1 Chapel Court  
945, Rochdale Road

MANCHESTER  
M9 8AE

Dwelling type: Ground-floor flat  
Date of assessment: 07 October 2008  
Date of certificate: 08 October 2008  
Reference number: 9150-2823-6605-0008-8415  
Total floor area: 54 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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	289 kWh/m <sup>2</sup> per year	276 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£57 per year	£29 per year
Heating	£192 per year	£185 per year
Hot water	£106 per year	£106 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

Certification mark