



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Greenhill Road M24 2BB



**£ 129,950 O.N.O**

We are pleased to offer this 3 bedroom Semi detached house FOR SALE in Middleton Manchester. Providing gas central heating with combi boiler, UPVC double glazing, 2 reception rooms & gardens to the front and rear.

Located close to excellent schools, shops & leisure facilities this would make an ideal family home.

3 Bedrooms  
2 Reception rooms  
UPVC double glazing  
Front & rear gardens



Porch entrance, Tiled floor, cupboard housing gas & electric meters, cloaks cupboard, UPVC double glazed door.

Lounge, 15'10" x 12'05" Front facing UPVC double glazed window, electric pebble fire, laminate flooring, spindle staircase to first floor, radiator, double doors into dining room.

Dining room, 15'10" x 8'10" TV point, laminate flooring, radiator.

Kitchen, 14'08" x 8'05" Rear facing UPVC double glazed window & double doors into garden, modern fitted units, electric fan assist oven with gas hob & extractor hood, plumbed for washing machine, integrated fridge freezer, unit housing combi boiler, radiator.

Landing, Loft access point.

Bedroom 1, 10'11" x 9'02" Front facing UPVC double glazed window, fitted wardrobes & cupboards, radiator.

Bedroom 2, 10'08" x 9'03" Rear facing UPVC double glazed window, radiator.

Bedroom 3, 12'00" x 6'05" Front facing UPVC double glazed window, built in over stairs cupboard, radiator.

Bathroom, Rear facing UPVC double glazed window, white suite including, low flush toilet, vanity sink unit, panelled bath with over bath shower, tiled walls suspended ceiling, chrome radiator.

Externally, Front garden - walk in access gate, Side - block paved drive leading to garage, Rear garden - low maintenance block paved garden with fencing, rear gate.

Garage, 17'03" x 8'02" Up & over door.

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.

49, Greenhill Road, Middleton, MANCHESTER, M24 2BB

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 09 February 2017  
**Date of certificate:** 24 February 2017  
**Reference number:** 0518-1016-7242-5403-2904  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 83 m<sup>2</sup>

## Use this document to:

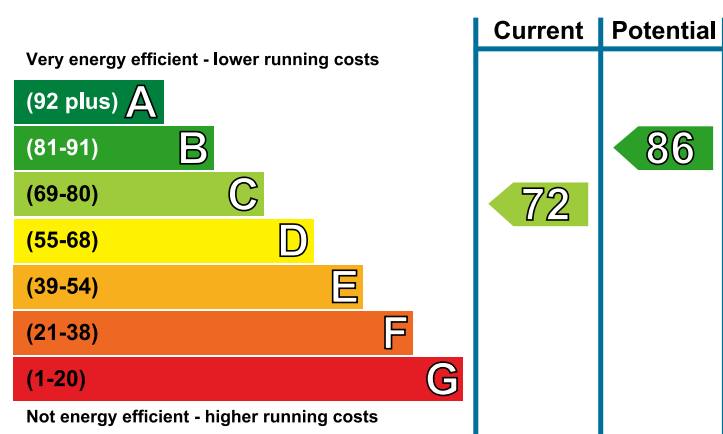
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,049</b>
<b>Over 3 years you could save</b>	<b>£ 273</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 168 over 3 years	
Heating	£ 1,449 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 315 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,049</b>	<b>£ 1,776</b>	

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.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 75	
2 Low energy lighting for all fixed outlets	£35	£ 102	
3 Solar water heating	£4,000 - £6,000	£ 99	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.