



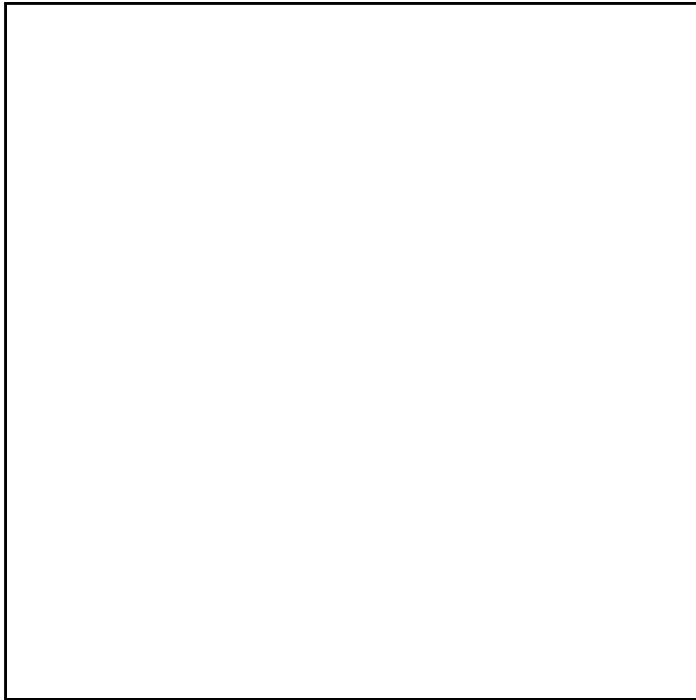
# Mark Warren

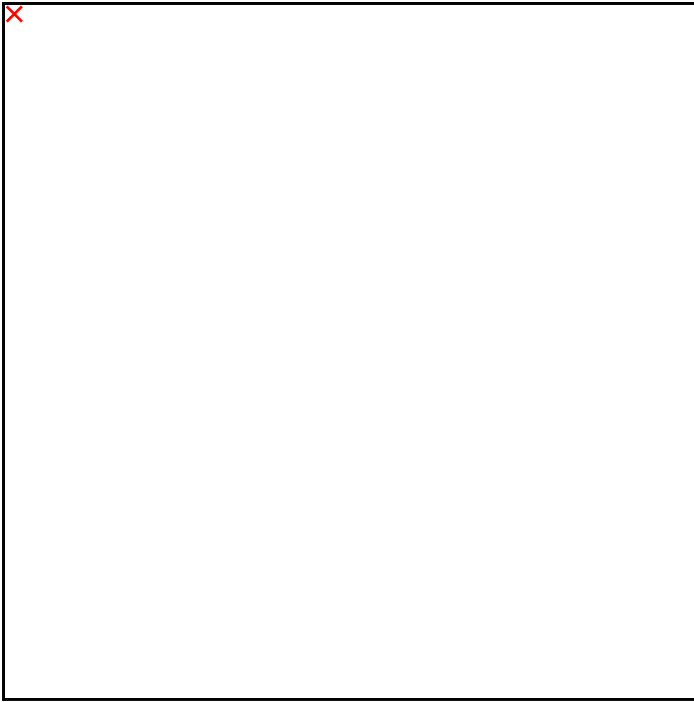
Homes for sale in North Manchester

## 0161 643 2827

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Peach Bank House M24 1BU



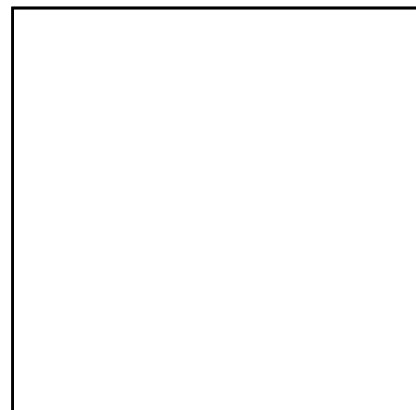
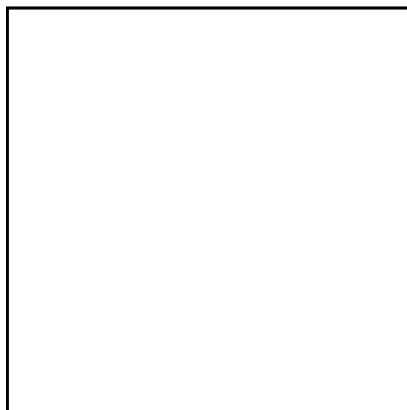
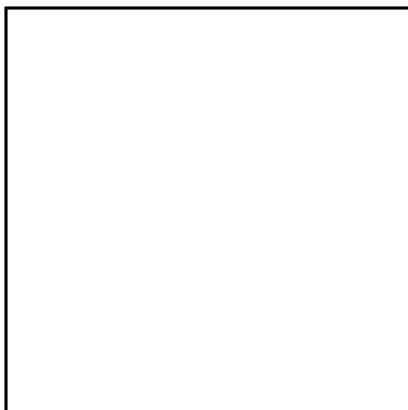


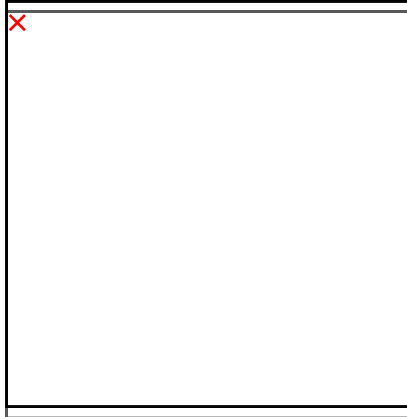
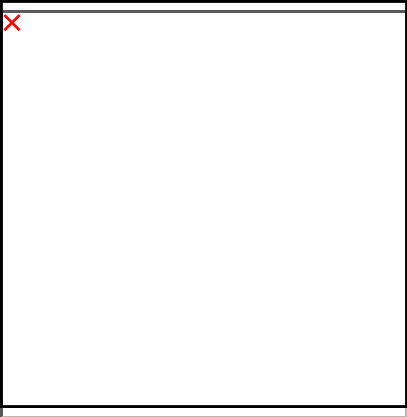
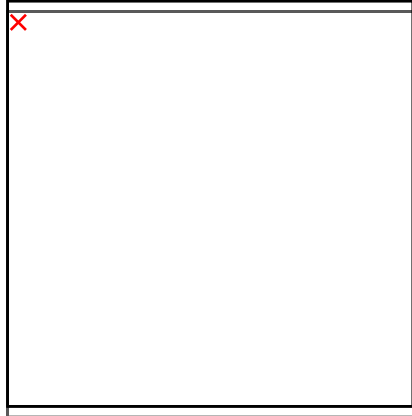
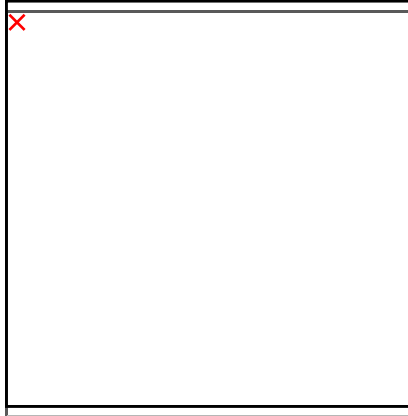
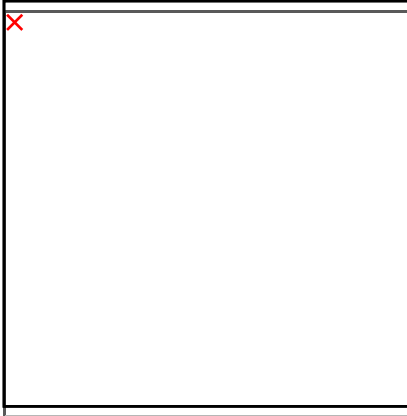
**£ 70,000**

We are delighted to offer For Sale a Ground Floor flat in Middleton Manchester. Comprising of lounge, kitchen, 1 bedroom, double glazing, storage heaters and own parking space.

Conveniently located only a short distance to Middleton town centre & with excellent transport links, this property would be ideally suited to a professional or retired couple.

Ground Floor  
Double glazing  
Excellent transport links.





Lounge, 16'11" X 8'11" Front facing UPVC double glazed window, open plan design leading to kitchen.

Kitchen/diner, 13'04" x 11'07" Modern fitted units, stainless steel sink, electric oven & hob with extractor hood, plumbed for washing machine, tiled above work surfaces.

Bedroom, 18'04" x 8'00" 18'04" x 8'00" Front facing UPVC double glazed window, fitted wardrobes & cupboards, electric storage heater.

Bathroom, 3pc suite with low flush w.c, pedestal wash basin, panelled bath with over bath electric shower, tiling, extractor fan.

Externally, Small lawned area to the front.

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\* \*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

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

29 Peach Bank House, Peach Bank, Middleton, MANCHESTER, M24 1BU

**Dwelling type:** Ground-floor maisonette **Reference number:** 0248-6081-7224-5303-9940  
**Date of assessment:** 04 April 2017 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 04 April 2017 **Total floor area:** 44 m<sup>2</sup>

## Use this document to:

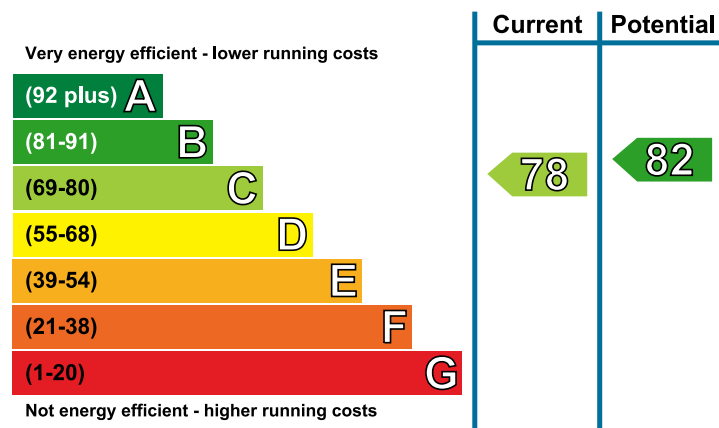
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,167</b>
<b>Over 3 years you could save</b>	<b>£ 195</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 111 over 3 years	
Heating	£ 585 over 3 years	£ 486 over 3 years	
Hot Water	£ 375 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 1,167</b>	<b>£ 972</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 Low energy lighting for all fixed outlets	£35	£ 72	
2 High heat retention storage heaters	£800 - £1,200	£ 123	

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.