



Mark Warren

Homes for sale in North Manchester

0161 643 2827

Tintern Road M24 6JQ



£ 99,950 O.N.O.

We are pleased to offer FOR SALE this 3 bedroom, Semi Detached property, 1 reception room, combination gas central heating, UPVC double glazing, Gardens to the front, rear and side. Ideal family home. Vacant possession.

3 bedroom Semi Detached property 1 reception room gas c/h and UPVC double glazing Gardens to the front rear and side Ideal family home Vacant possession



HALL, Front facing window and door, laminate floor, stair case to first floor, radiator.

LOUNGE, 15'06" x 10'09" Rear facing UPVC double glazed window, laminate floor, wall mounted to the chimney breast is an electric fire, under stairs cupboard, radiator.

KITCHEN, 12'00" x 9'06" UPVC front facing window, single drainer stainless steel sink unit, plumbed for washer, gas cooker point, extractor hood, base and wall units, tiled walls, laminate floor, storage area, UPVC front facing window, wall mounted combination boiler.

REAR VESTIBULE, Rear door, built in cupboard.

LANDING, loft access point.

BEDROOM 1, 10'08" x 9'11" Rear facing UPVC double glazed window, built in cupboard, radiator.

BEDROOM 2, 10'052 x 8'04" Rear facing UPVC double glazed window, radiator.

BEDROOM 3, 8'08" x 8'01" Rear facing UPVC double glazed window, television point, radiator.

BATHROOM, Front facing UPVC double glazed window, white three piece suite comprising of a low flush WC, pedestal wash basin, paneled bath and over bath electric shower, tiled walls, radiator.

EXTERNALLY, Front lawned garden, flower borders and flagged paths, overlooks green to the front, side path via gate to rear lawned gardens, corner plot.

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.

125, Tintern Road
Middleton
MANCHESTER
M24 6JQ

Dwelling type: Semi-detached house
Date of assessment: 20 March 2008
Date of certificate: 24 March 2008
Reference number: 2308-2010-6207-4558-9080
Total floor area: 61 m²

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 (CO₂) emissions.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 76 |
| (55 to 68) D | 60 | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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 will be.

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 73 |
| (55 to 68) D | | |
| (39 to 54) E | 54 | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | 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 (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 358 kWh/m ² per year | 212 kWh/m ² per year |
| Carbon dioxide emissions | 3.7 tonnes per year | 2.2 tonnes per year |
| Lighting | £50 per year | £25 per year |
| Heating | £292 per year | £240 per year |
| Hot water | £184 per year | £74 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 saving recommendations will evolve.

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



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

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**