



Mark Warren

Homes for sale in North Manchester

0161 643 2827

Hollin Lane M24 5LE



£ 99,950 SOLD

2 Bedroom End Terraced house FOR SALE in Middleton. Ideally suited for first time buyers & families offering UPVC double glazing, gas central heating with combi boiler and gardens to the front & rear.

Situated in a popular residential area with easy access to Middleton Town centre having a good range of shops & leisure facilities, this property also provides convenient access to the motorway network.

- UPVC double glazing
- Combi boiler
- Front & rear gardens
- No chain involved



Hall, UPVC double glazed window & double doors, under stairs cupboard, gas & electric meters, radiator, staircase to first floor.

Lounge, 17'08" x 10'10" Front facing UPVC double glazed window with rear facing UPVC double glazed French doors, TV point, coving, Radiator.

Kitchen, 9'08" x 6'03" Rear facing UPVC double glazed window, fitted base & wall units, stainless steel sink unit, gas cooker point, plumbed for washing machine, tiled above work surfaces.

Landing, Side facing UPVC double glazed window.

Bedroom 1, 17'08" x 9'06" Front facing UPVC double glazed windows, TV point, radiator.

Bedroom 2, 7'10" x 7'09" Rear facing UPVC double glazed window, TV point, radiator, loft access point.

Bathroom, Front facing UPVC double glazed window, modern white suite with low flush w.c, pedestal wash basin, panelled bath, over bath shower, tiled floor, radiator, towel rail, extractor fan, cupboard housing combi boiler.

Externally, Front garden, Rear garden, Lawned area with parking via double gates.

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

218, Hollin Lane, Middleton, MANCHESTER, M24 5LE

Dwelling type: End-terrace house
Date of assessment: 26 May 2015
Date of certificate: 29 May 2015
Reference number: 8035-7325-3640-7616-9922
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

Use this document to:

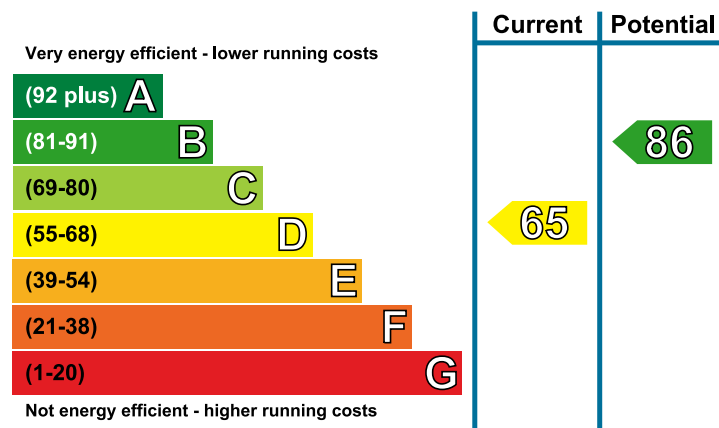
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,136 |
| Over 3 years you could save | £ 531 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 120 over 3 years | £ 120 over 3 years | |
| Heating | £ 1,746 over 3 years | £ 1,305 over 3 years | |
| Hot Water | £ 270 over 3 years | £ 180 over 3 years | |
| Totals | £ 2,136 | £ 1,605 | |

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 Cavity wall insulation | £500 - £1,500 | £ 336 | |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 102 | |
| 3 Solar water heating | £4,000 - £6,000 | £ 93 | |

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.