



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Tregaer Fold M24 2TR

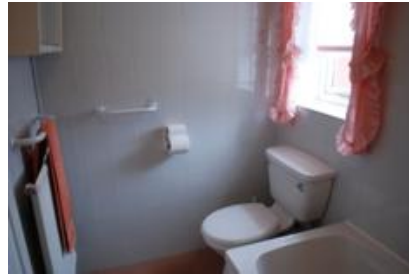


**£ 149,950 SOLD**

We are pleased to present this True Bungalow FOR SALE in Middleton. Offering 2 bedrooms, double glazing, gas central heating, front flagged garden with driveway & garage to side, rear garden and conservatory.

You would be ideally located close to good schools, shops & leisure facilities with good transport links to Middleton, Oldham & Manchester.

True bungalow  
2 Bedrooms  
Conservatory  
Garage.



Vestibule entrance, Wooden front door.

Lounge, 16'03" x 11'00" Front facing Double glazed diamond lead window, feature electric living flame fire and surround, coving, television point, radiator.

Kitchen, 11'00" x 8'04" Rear facing double glazed window, single drainer stainless steel sink unit, fitted base and wall units, plumbed for washer, tiled walls, television point, wall mounted boiler, double glazed door to conservatory.

Conservatory, 11'08" x 6'08" Double glazed windows and rear double doors, tiled floor, radiator.

Inner hall, Pull down ladder to loft, walk in cylinder cupboard.

Bedroom one, 10'10" x 11'01" Rear facing double glazed window, fitted units, radiator.

Bedroom two, 11'09" x 8'01" Front facing double glazed window, fitted wardrobes, radiator.

Bathroom, White three piece suite comprising of low flush WC, pedestal wash basin, panelled bath and over bath electric shower, tiled walls, extractor fan, radiator.

Externally, Front flagged garden with long driveway & garage to side. Rear lawned garden fully enclosed, shed.

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.

10, Tregaer Fold, Middleton, MANCHESTER, M24 2TR

**Dwelling type:** Semi-detached bungalow      **Reference number:** 0852-2823-7734-9703-6855  
**Date of assessment:** 07 July 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 07 July 2017      **Total floor area:** 52 m<sup>2</sup>

## Use this document to:

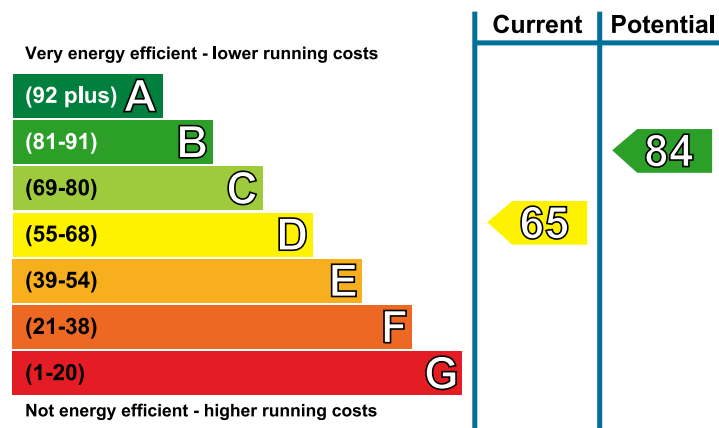
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,917</b>
<b>Over 3 years you could save</b>	<b>£ 318</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 111 over 3 years	
Heating	£ 1,404 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 351 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 1,917</b>	<b>£ 1,599</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	£ 156	
2 Low energy lighting for all fixed outlets	£15	£ 42	
3 Solar water heating	£4,000 - £6,000	£ 120	

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.