



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Kilmaine Avenue M9 7FZ



**£ 134,500**

We are pleased to offer FOR SALE this End Town House, built circa 2006, 3 bedrooms. Gardens to the front and rear. Perfect sized family home.

End terraced  
3 Bedrooms  
En-Suite to master bedroom  
GCH  
UPVC double glazing



HALL,

DOWNSTAIRS WC, Low flush WC, pedestal wash basin, tiled floor. Radiator.

LOUNGE, 16'09" x 15'02", Double UOVC double glazed doors, Television point, radiators.

KITCHEN, 8'06" x 8'05", Front facing UPVC double glazed window, fitted high gloss cream base and wall units, electric oven, gas hob and over extractor hood, tiled floor. LANDING, Built in cupboard.

BATHROOM, White 3 piece suite comprising of low flush WC, pedestal wash basin, paneled bath and over bath shower, shower point, radiator.

BEDROOM ONE, 15'10" x 11'05" , Situated on the second floor, Front facing UPVC double glazed window, built in units, television point, radiator.

ENSUITE, Low flush WC, shower cubicle, sink unit, tiled floor and walls, radiator.

BEDROOM TWO, 9'06" x 8'08" , Front facing UPVC double glazed window, radiator.

BEDROOM THREE, 15'02" x 8'03" Two rear facing UPVC double glazed windows, television point, two radiators.

EXTERNALLY, Front garden area, side walk in access area, rear lawned garden and patio area, panel fencing to boundaries, rear walk in access gate to communal private parking area.

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.

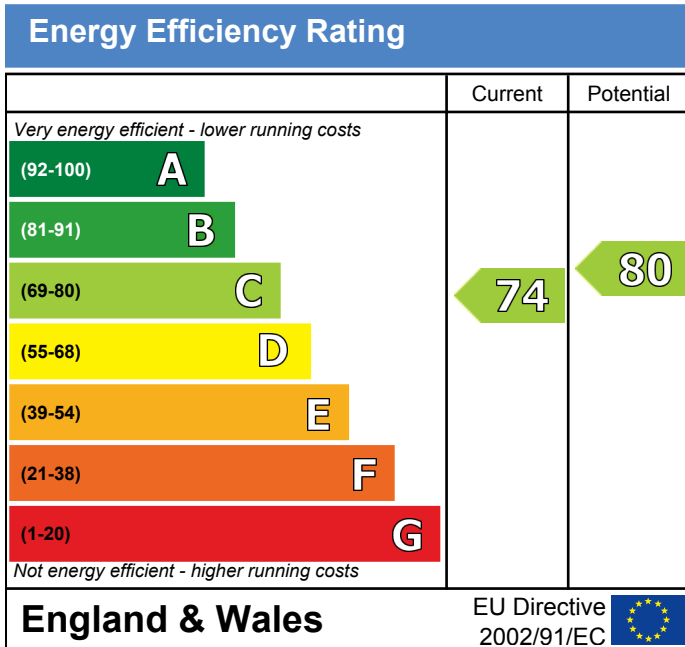
# Energy Performance Certificate



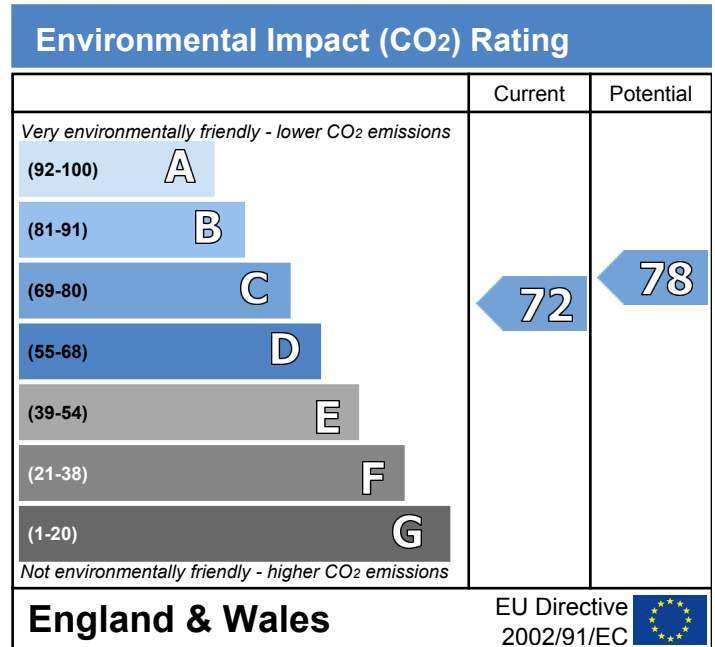
21, Kilmaine Avenue,  
MANCHESTER, M9 7FZ

Dwelling type: End-terrace house  
Date of assessment: 05 August 2008  
Date of certificate: 05 August 2008  
Reference number: 8288-6328-4590-5925-2002  
Total floor area: 94 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	188 kWh/m <sup>2</sup> per year	149 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.9 tonnes per year	2.3 tonnes per year
Lighting	£90 per year	£45 per year
Heating	£300 per year	£270 per year
Hot water	£129 per year	£105 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 make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**