



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Penrhyn Avenue M24 1FP



**£ 169,950**

We offer FOR SALE an immaculately presented Semi detached house in a popular area of Middleton. Briefly comprising of lounge & kitchen diner to the ground floor. To the first floor you have 3 bedrooms, two piece bathroom with a separate w.c and gas central heating & UPVC double glazing through out the property. Externally you have a lawned garden with a driveway to front leading to a garage. To the rear you have a lawned garden with patio area and borders.

Semi Detached  
Gas Central Heating  
UPVC Double Glazing  
Driveway leading to a Garage



HALL, 16'07" X 6'10" Spacious hall, Front facing UPVC double glazed windows and door, coving, under stairs cupboard, radiator.

LOUNGE, 17'06" X 10'06" Front facing half bay UPVC double glazed window, television point, Louis style fireplace and surround and living flame coal effect, coving, radiator.

DINING ROOM, 11'10" X 10'06" Rear facing UPVC double glazed window, patio doors, coving, radiator.

KITCHEN, 9'09" X 6'09" Side facing UPVC double glazed window and UPVC double glazed door, fitted base and wall units, tiled over work surfaces, plumbed for integrated washer, integrated fridge, combination boiler.

LANDING, Single facing UPVC double glazed window.

BEDROOM 1, 13'02" X 10'08" Front facing UPVC double glazed window, modern fitted wardrobes, units and matching bedside cabinet's, radiator.

BEDROOM 2, 13'05" X 10'08" Rear facing UPVC double glazed window, radiator.

BEDROOM 3, 9'00" X 6'10" Front facing UPVC double glazed window, laminated floor, radiator.

BATHROOM, White two piece suite comprising of pedestal wash basin, panelled bath and over bath shower, tiled walls, suspended ceiling and lighting, tiled floor, chrome wall radiator.

SEPERATE WC, Side facing UPVC double glazed window, tiled floor and walls.

EXTERNALLY, Front lawned garden and driveway, rear lawned garden with flower borders, boundary fencing, patio area, outside water tap.

GARAGE, 16'09" x 7'03" Up and over door, light and power, water tap, rear service door to garden.

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.

61, Penrhyn Avenue, Middleton, MANCHESTER, M24 1FP

**Dwelling type:** Semi-detached house  
**Date of assessment:** 21 November 2016  
**Date of certificate:** 24 November 2016  
**Reference number:** 8326-7929-3449-9139-1922  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 79 m<sup>2</sup>

## Use this document to:

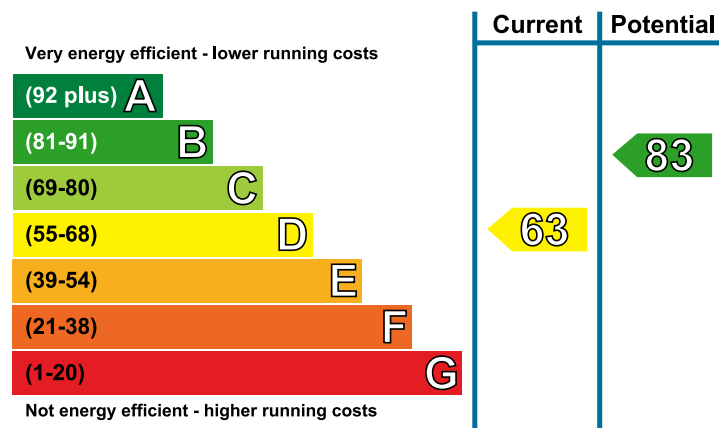
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,634</b>
<b>Over 3 years you could save</b>	<b>£ 696</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 2,211 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 264 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 2,634</b>	<b>£ 1,938</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 Cavity wall insulation	£500 - £1,500	£ 396	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 135	
3 Heating controls (room thermostat)	£350 - £450	£ 75	

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.