



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Broadgate Walk M9 4GH



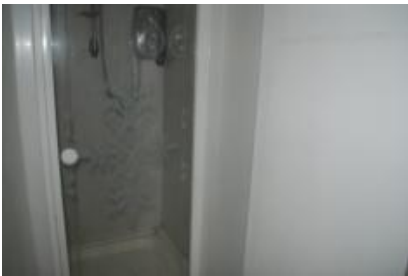
**£ 89,950 S.S.T.C**

We are delighted to offer FOR SALE this semi detached house in the popular area of Harpurhey Manchester. Providing 3 bedrooms, gas central heating with combi boiler, UPVC double glazing and gardens to the front & rear. Competitively priced this would make an ideal starter home for families or couples.

3 Bedrooms

UPVC double glazing

GCH with combi boiler.



Hall, Off w.c, (with low flush toilet, tiled floor & front facing UPVC double glazed window) meter cupboard, walk in storage cupboard, under stairs storage, radiator.

Lounge, 21'07" x 10'11" Front facing UPVC double glazed window, radiator.

Kitchen, 12'03" x 10'02"L Shaped, side & front facing UPVC double glazed windows, wall mounted combi boiler stainless steel sink unit, fitted base & wall units, range cooker with extractor hood, plumbing for washing machine & dish washer.

Landing, Loft access point.

Bedroom 1 11'09" x 10'03" Front facing UPVC double glazed window, fitted wardrobes, TV point, laminate floor, radiator.

Bedroom 2, 11'01" x 10'10"Rear facing UPVC double glazed window, laminate floor, radiator.

Bedroom 3, 10'07" x 5'05" Front facing UPVC double glazed window, TV point, radiator.

Shower room, Extractor fan, electric shower.

Bathroom, Front facing UPVC double glazed window, low flush w.c, pedestal wash basin, panelled bath, radiator.

Externally, Front garden - Double gates with brick shed/store. Rear garden - Block paved patio area, lawned area with gate leading to Church Lane.

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.

4, Broadgate Walk, MANCHESTER, M9 4GH

**Dwelling type:** Semi-detached house  
**Date of assessment:** 26 July 2017  
**Date of certificate:** 27 July 2017

**Reference number:** 0353-2836-7435-9123-8421  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 87 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

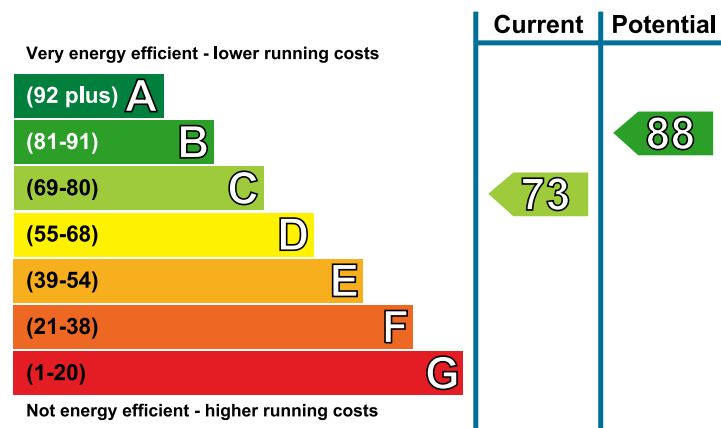
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,962</b>
<b>Over 3 years you could save</b>	<b>£ 360</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 174 over 3 years	
Heating	£ 1,344 over 3 years	£ 1,251 over 3 years	
Hot Water	£ 267 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,962</b>	<b>£ 1,602</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	£ 114	
2 Low energy lighting for all fixed outlets	£70	£ 153	
3 Solar water heating	£4,000 - £6,000	£ 90	

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.