



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Elm Street M24 2EQ



**£ 84,950 SOLD**

We are pleased to offer FOR SALE this 3 bedroom End Quasi Semi. Benefiting from 3 bedrooms, combination gas central heating, UPVC Double Glazing, Garage & Gardens to the front and rear. Offers vacant possession.

End quasi semi  
UPVC double glazing  
Combi boiler  
Garage.



PORCH, UPVC double glazed windows & door, gas meter.

HALL, 10'06" x 4'03" Under stairs cupboard, meter cupboard, radiator, coving, staircase to the first floor.

LOUNGE, 19'04" x 11'04" Front facing UPVC double glazed bay window, rear facing UPVC double glazed window, coving, radiator.

KITCHEN, (L shaped with dining area) 15'11" x 6'09" Rear facing UPVC double glazed window, plumbing for washing machine & dishwasher, fitted base & wall units, electric double oven & 4 ring hob, tiled walls, stainless steel sink unit.

Dining area, 8'05" x 6'01" Rear facing UPVC double glazed window, radiator.

REAR PORCH, UPVC double glazed windows & door.

LANDING, Loft access point.

BEDROOM 1, 11'04" x 9'05" Front facing UPVC double glazed window, fitted wardrobes, radiator.

BEDROOM 2, 9'11" x 11'04" Rear facing UPVC double glazed window, fitted wardrobes, cupboards, radiator.

BEDROOM 3, 6'11" x 6'04" Front facing UPVC double glazed window, radiator.

SHOWER ROOM, Rear facing UPVC double glazed window, white suite with low flush w.c, wash basin, electric shower, tiled walls, storage cupboard housing combi boiler.

EXTERNALLY Front flagged garden with drive in. Rear low maintenance flagged area with boarders & 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.

65, Elm Street, Middleton, MANCHESTER, M24 2EQ

**Dwelling type:** End-terrace house  
**Date of assessment:** 17 August 2017  
**Date of certificate:** 01 September 2017  
**Reference number:** 0850-2833-7389-9793-7415  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 76 m<sup>2</sup>

## Use this document to:

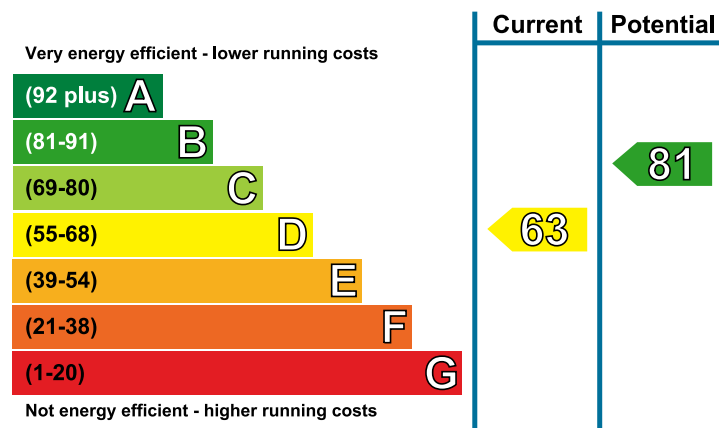
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,499</b>
<b>Over 3 years you could save</b>	<b>£ 462</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 156 over 3 years	
Heating	£ 1,908 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 309 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,499</b>	<b>£ 2,037</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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 159	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 108	✓
3 Low energy lighting for all fixed outlets	£40	£ 105	

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.