



# Mark Warren

Homes for sale in North Manchester

0161 643 2827

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Rochdale Road M24 6DP



**£ 450**

We are pleased to offer To Let this one bedroom ground floor flat in Middleton Manchester. Ideally located with excellent transport links to Manchester & Rochdale and a short distance from the motorway network.

One Bedroom  
GCH with combi boiler  
Excellent transport links

Hall, Radiator.

Lounge, Front facing UPVC double glazed window.

Kitchen, Side facing UPVC double glazed window, stainless steel sink, wall mounted combi boiler, extractor fan, electric cooker point, plumbed for washing machine, radiator.

Bedroom, Rear facing UPVC double glazed window, radiator.

Bathroom, Modern white suite with low flush w.c, pedestal wash basin, panelled bath, extractor fan, radiator.

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

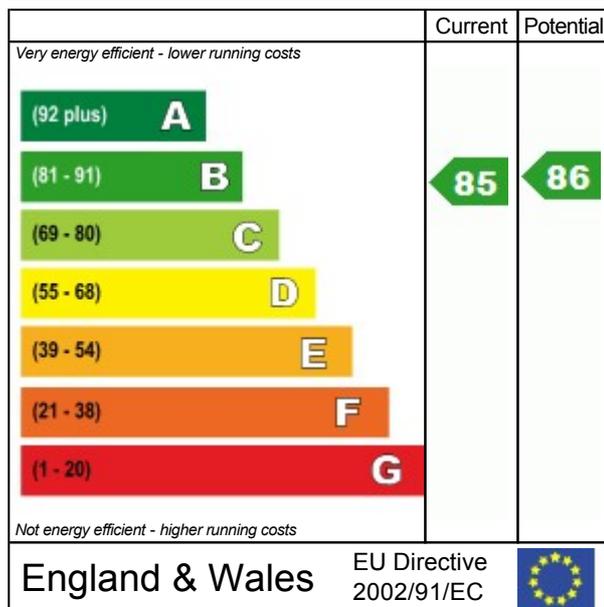


12, Rochdale Road  
Middleton  
MANCHESTER  
M24 6DP

Dwelling type: Ground floor flat  
Date of assessment: 27-Jan-2011  
Date of certificate: 27-Jan-2011  
Reference number: 8708-5238-9329-3726-8993  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 35 m<sup>2</sup>

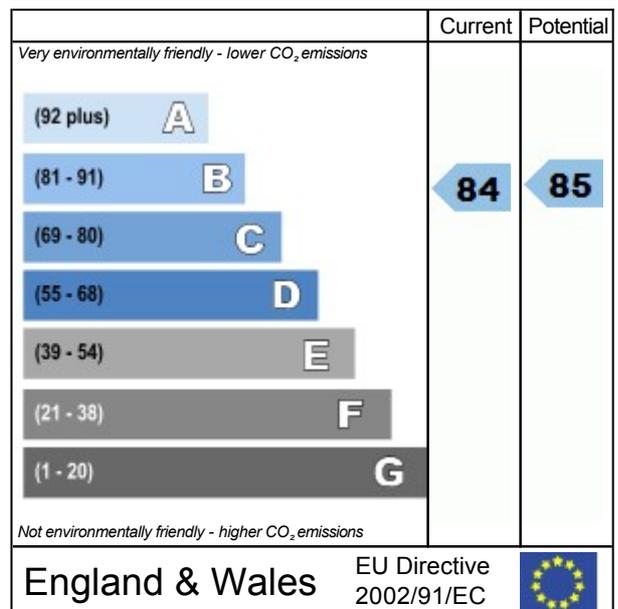
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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 are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a 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	170 kWh/m <sup>2</sup> per year	159 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.0 tonnes per year	0.9 tonnes per year
Lighting	£20 per year	£20 per year
Heating	£203 per year	£195 per year
Hot water	£74 per year	£70 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.