



Mark Warren

Homes for sale in North Manchester

0161 643 2827

Green Street M24 2DL



£ 97,500 REDUCED

We offer FOR SALE this mid terraced house in Middleton Manchester. Providing a lounge & kitchen downstairs, with 2 bedrooms & shower room upstairs. Outside gives you a rear lawned garden with decking area.

Competitively priced & ideal for first time buyers.

UPVC double glazing
GCH with combi boiler
Rear garden.



Hall, UPVC double glazed door, radiator.

Lounge, 14'02" x 11'09" Front facing UPVC double glazed bay window, TV point, coving, dado rails.

Kitchen, 11'09" x 7'04" Rear facing UPVC double glazed window & door, single drainer stainless steel sink unit, fitted base & wall units, extractor hood, plumbed for washing machine, tiled above work surfaces, radiator, under stairs cupboard housing water meter & combi boiler.

Landing, Loft access point.

Bedroom 1, 14'08" x 10'08" Front facing UPVC double glazed window, fitted wardrobes & units, built in cupboard, TV point, dado rail, coving, radiator.

Bedroom 2, 7'05" x 7'02" Rear facing UPVC double glazed window, dado rail, laminate floor, fitted wardrobe & draws, radiator.

Shower room, Rear facing UPVC double glazed window, double shower cubicle, pedestal wash basin, tiled walls, chrome radiator.

Externally, Rear lawned garden, decking 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

146, Green Street, Middleton, MANCHESTER, M24 2DL

Dwelling type: Mid-terrace house
Date of assessment: 23 November 2012
Date of certificate: 26 November 2012
Reference number: 2178-9998-6239-7232-7964
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 m²

Use this document to:

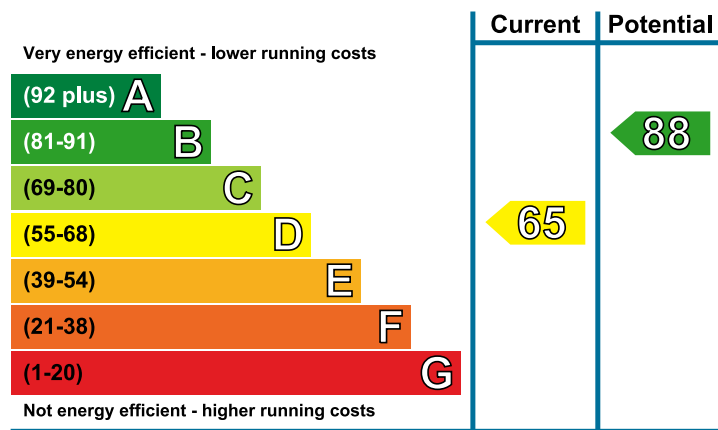
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,707
Over 3 years you could save	£ 435

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 96 over 3 years	
Heating	£ 1,326 over 3 years	£ 1,026 over 3 years	
Hot Water	£ 249 over 3 years	£ 150 over 3 years	
Totals	£ 1,707	£ 1,272	

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
1 Cavity wall insulation	£500 - £1,500	£ 114
2 Floor Insulation	£800 - £1,200	£ 120
3 Low energy lighting for all fixed outlets	£10	£ 30

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 or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.