



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Oldham Road M24 2DN



**£ 99,950 Offers Over**

We are pleased to offer this end terraced house For Sale in Middleton Manchester. Ideally located for families & professional couples close to good schools, nurseries, shops & leisure facilities. Downstairs provides a lounge, dining room & kitchen and upstairs you have 3 bedrooms & a bathroom.

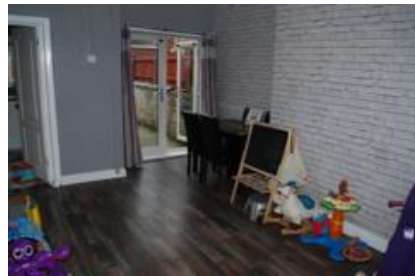
Externally there is a small front garden with a yard to the rear.

Ideal location

3 Bedrooms

UPVC double glazing GCH with combi boiler

2 Receptions.



Vestibule Entrance, UPVC double glazed door.

Lounge, 14'05" x 13'00" Front facing UPVC double glazed window, gas fire with surround, TV point, meter cupboards, laminate floor, radiator.

Dining room, 15'05" x 11'06" Rear facing UPVC double glazed double doors, laminate floor, under stairs cupboard.

Kitchen, 8'10" x 7'09" Rear facing UPVC double glazed window, fitted units in high gloss white, gas oven & hob with extractor hood, tiled walls, stainless steel sink, loft access point.

Landing

Bedroom 1, 13'02" x 8'11" Front facing UPVC double glazed window, TV point, radiator.

Bedroom 2, 13'05" x 8'05" Rear facing UPVC double glazed window, cupboard housing combi boiler, loft access point, radiator.

Bedroom 3, 9'10" x 5'04" Front facing UPVC double glazed window, radiator.

Bathroom, Modern white suite, tiled walls, over bath shower, chrome wall radiator.

Externally, Small front garden with a yard to the rear.

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

371, Oldham Road, Middleton, MANCHESTER, M24 2DN

**Dwelling type:** End-terrace house  
**Date of assessment:** 08 May 2014  
**Date of certificate:** 08 May 2014  
**Reference number:** 0820-2838-7055-9004-2415  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 80 m<sup>2</sup>

## Use this document to:

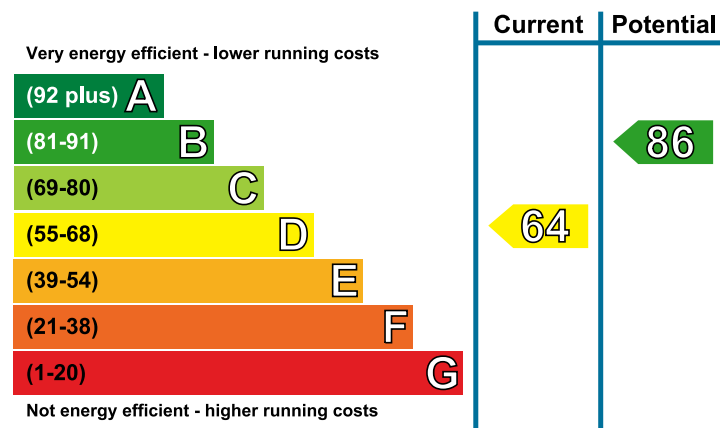
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,439</b>
<b>Over 3 years you could save</b>	<b>£ 780</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 147 over 3 years	
Heating	£ 1,860 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 288 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,439</b>	<b>£ 1,659</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
1 Increase loft insulation to 270 mm	£100 - £350	£ 213
2 Cavity wall insulation	£500 - £1,500	£ 252
3 Floor Insulation	£800 - £1,200	£ 114

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.