



Mark Warren

Homes for sale in North Manchester

0161 643 2827

Oakshaw Close M9 8NT



£ 159,950 SOLD / SOLD / SOLD

We are pleased to present this Three bedroom detached property set in a popular location. The property offers two reception rooms and three bedrooms, UPVC double glazing and gas central heating. Parking available for two cars at the side of the property and one to the front, gardens to the front and back.

Detached house Popular location three bedrooms two reception rooms gas central heating gardens and parking spaces

Hall, Radiator, staircase to first floor.

Downstairs WC, Low flush WC and hand wash basin, tiled floor.

Lounge, 15'01" x 11'09" Front facing UPVC double glazed window, television point, laminate floor, coving, radiator.

Kitchen diner, 15'02" x 10'00" Rear facing UPVC double glazed window, single drainer stainless steel sink unit, fitted base and wall units, electric oven, gas hob, extractor hood, plumbed for washer, under stairs cupboard, radiator.

Rear facing UPVC double glazed patio doors into:

Conservatory, 12'03" x 9'04" Side and rear facing UPVC double glazed windows, tiled floor, light and power points, radiator.

Landing

Bedroom 1, 10'00" x 8'10" Front facing UPVC double glazed window, laminate floor, radiator.

Bedroom 2, 10'06" x 7'11" Rear facing UPVC double glazed window, laminate floor, radiator.

Bedroom 3, 7'07" x 7'00" Rear facing UPVC double glazed window, laminate floor, radiator.

En suite, Side facing UPVC double glazed window, low flush WC, pedestal wash basin, shower cubicle and shower, tiled floor, extractor fan, shaver point.

Bathroom, Front facing UPVC double glazed window, white three piece suite comprising low flush WC, pedestal wash basin, panelled bath and over bath electric shower, extractor hood, radiator.

Externally, Front lawned garden, parking for two cars to the side and one to the front. Rear lawned garden and pation 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

9, Oakshaw Close, MANCHESTER, M9 8NT

Dwelling type: Detached house
Date of assessment: 16 May 2012
Date of certificate: 17 May 2012

Reference number: 8562-6725-7160-9076-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 68 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

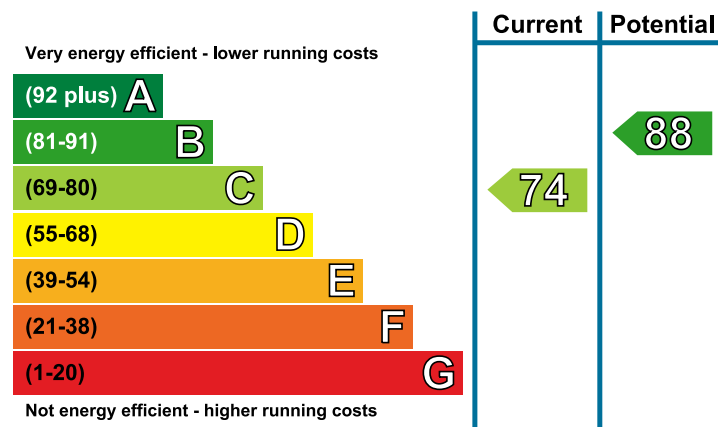
Estimated energy costs of dwelling for 3 years:	£ 1,455
Over 3 years you could save	£ 93

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 1,011 over 3 years	£ 1,014 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
Totals	£ 1,455	£ 1,362	

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 Solar water heating	£4,000 - £6,000	£ 93
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 630
3 Wind turbine	£1,500 - £4,000	£ 54

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.