



Mark Warren

Homes for sale in North Manchester

0161 643 2827

York Road East M24 1RJ



£ 127,500 AVAILABLE

We are delighted offer For Sale this well presented Semi Detached house in Alkrington. This property is the ideal family home. The property is providing 2 bedrooms, gas central heating, upvc windows and good sized gardens. The property is located in a popular area.

Semi Detached
Gas Central Heating
Good sized Gardens
off road parking
attic room.



Entrance Hall, Front facing UPVC windows, spindle staircase, radiator.

Lounge, 20'02" x 10'11" Front and rear facing framed windows, solid fuel cast iron fireplace, television point, coving, radiators.

Kitchen, 10'05" x 8'00" Rear facing UPVC windows, fitted base and wall units, plumbed for washer, single drainer bowl half sink unit, under stairs cupboard.

Side brick store, outbuilding, 11'052 x 8'07" Front and rear doors, light and power, radiator.

Landing,

Bedroom 1, 15'08" x 9'07" 2 Front facing UPVC windows, laminate floor, built in cupboard with stairs to attic, radiator.

Bedroom 2, 10'08" x 10'04" Rear facing UPVC window, built in cupboard.

Attic, 19'022 x 9'07" Side facing UPVC double glazed window, light and power points, flooring, storage areas, radiator.

Bathroom, Rear facing UPVC double glazed window, White three piece suite comprising of low flush WC, hand wash basin, panelled bath and over bath electric shower, tiling, chrome wall radiator.

Externally, Front flagged drive in, large rear lawned garden with workshop, patio. Workshop 1, 16'03" x 9'08". Workshop 2, 18'01" x 11'08".

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

11, York Road East, Middleton, MANCHESTER, M24 1RJ

Dwelling type: Semi-detached house
Date of assessment: 02 January 2014
Date of certificate: 03 January 2014
Reference number: 8704-6929-9650-3952-0902
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

Use this document to:

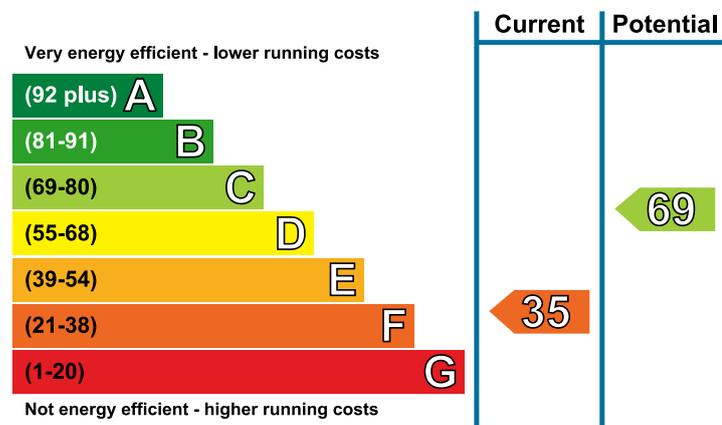
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,941
Over 3 years you could save	£ 1,932

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 162 over 3 years	
Heating	£ 4,143 over 3 years	£ 2,616 over 3 years	
Hot Water	£ 495 over 3 years	£ 231 over 3 years	
Totals	£ 4,941	£ 3,009	

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	£ 541
2 Floor Insulation	£800 - £1,200	£ 134
3 Draught proofing	£80 - £120	£ 113

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.