



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Boardman Lane M24 4PU



**£ 95,000 SOLD**

We are delighted to offer this End terraced property. Two bedrooms, UPVC double glazed windows, gas warm air heating. Rear garden.

End terraced property Two bedrooms UPVC double glazed windows gas warm air heating Rear garden

Hall, UPVC double glazed door, meter cupboard, telephone point.

Lounge / Dining room, 8'10" x 14'11" 2.69m x 4.55m L Shaped lounge, Rear facing UPVC double glazed window and UPVC double glazed patio door, television point. Dining area, 10' x 7'02"

Kitchen, 9'08" x 7'10" 2.95m x 2.39 Front facing UPVC double glazed window, single drainer stainless steel sink unit, fitted base and wall units, plumbed for washing machine, gas cooker point.

Inner Hall with under stairs cupboard.

Staircase to first floor

Landing,

Bedroom 1, 19'00" x 8'11" 5.79m x 2.72m Two rear facing UPVC double glazed window, electric panelled heaters.

Bedroom 2, 12'02" x 8'09" 3.71m x 2.67m Front facing, UPVC double glazed window.

Bathroom, Front facing UPVC double glazed window comprising of wash basin and panelled bath.

Separate WC.

Externally, Rear garden and brick store room

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

22, Boardman Lane, Middleton, MANCHESTER, M24 4PU

**Dwelling type:** End-terrace house  
**Date of assessment:** 28 February 2019  
**Date of certificate:** 16 March 2019  
**Reference number:** 8231-7422-6210-2338-0922  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 77 m<sup>2</sup>

## Use this document to:

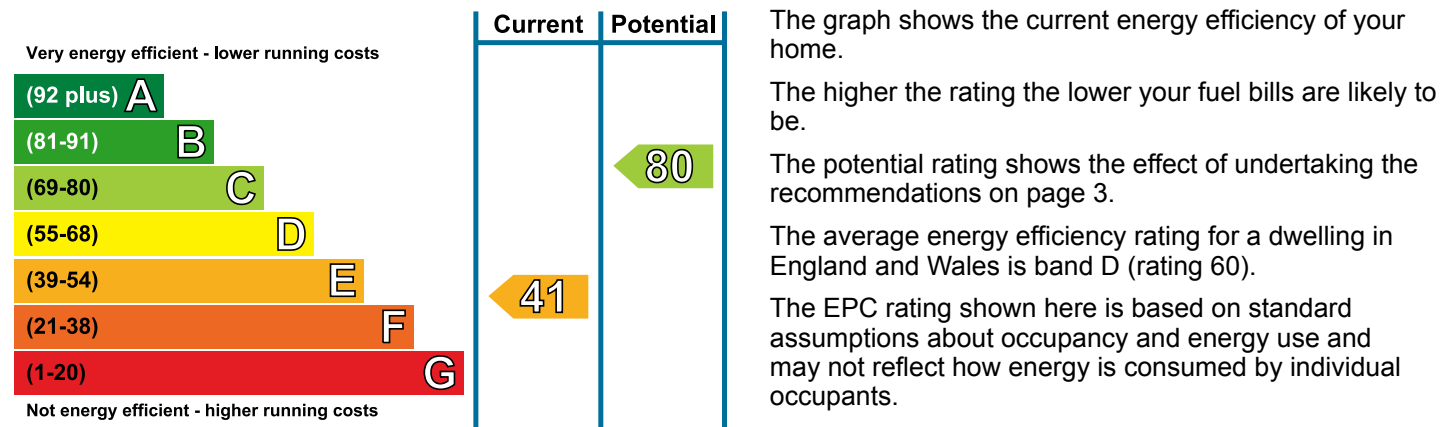
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,080</b>
<b>Over 3 years you could save</b>	<b>£ 1,914</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 189 over 3 years	
Heating	£ 2,487 over 3 years	£ 1,704 over 3 years	
Hot Water	£ 1,317 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 4,080</b>	<b>£ 2,166</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



## 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	£ 183
2 Cavity wall insulation	£500 - £1,500	£ 582
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 162

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.