



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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Baguley Crescent M24 4GT

Awaiting  
Photograph

### **£ 495 AVAILABLE**

We are pleased to offer for LET this conveniently located ground floor flat in Rhodes Middleton. Providing two bedrooms, UPVC double glazing, electric heating & communal gardens with easy access to excellent transport links, shops & leisure facilities.

Ground Floor  
UPVC double glazing  
2 Bedrooms  
12mth tenancy sought

Hall - Side facing UPVC double glazed window, electric panel heater, TV point, cupboard housing electric meter & fuse board.

Kitchen - Front facing UPVC double glazed window, base & wall units, electric oven, fridge, cylinder cupboard.

Bedroom 1 - Side facing UPVC double glazed window, electric panel heater.

Bedroom 2 - Front facing UPVC double glazed window, electric panel heater, built in cupboard.

Bathroom - Low flush W.C, panelled bath, pedestal wash basin.

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

48, Baguley Crescent, Middleton, MANCHESTER, M24 4GT

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 22 August 2012  
**Date of certificate:** 26 August 2012  
**Reference number:** 0801-2812-7981-9222-4095  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 49 m<sup>2</sup>

## Use this document to:

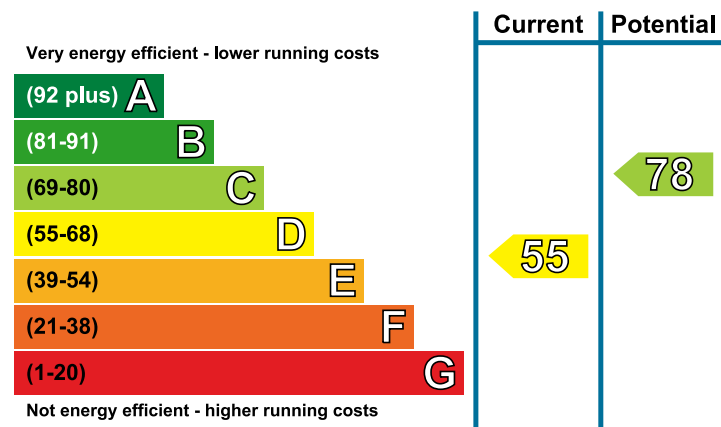
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,148</b>
<b>Over 3 years you could save</b>	<b>£ 1,080</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 99 over 3 years	
Heating	£ 1,005 over 3 years	£ 609 over 3 years	
Hot Water	£ 945 over 3 years	£ 360 over 3 years	
<b>Totals</b>	<b>£ 2,148</b>	<b>£ 1,068</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 Cavity wall insulation	£500 - £1,500	£ 177
2 Floor Insulation	£800 - £1,200	£ 216
3 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 393

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.