



Mark Warren

Homes for sale in North Manchester

0161 643 2827

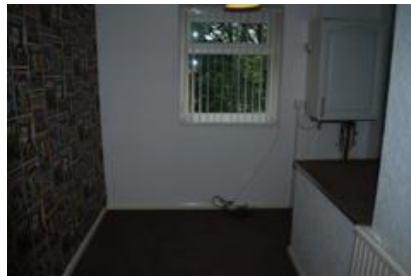
Scawton Walk M9 0JN



£ 119,950

We feel delighted to present this three bedroom Mid Qusai Semi property FOR SALE. Built in the 1950's and benefitting from UPVC double glazing and a combination gas central heating system. Two reception rooms. Gardens to the front and rear.

Three bedroom Mid Qusai Semi Built in the 1950's Benefitting from UPVC d/gl and a combination gas c/heating Two reception rooms Gardens to the front and rear.



Hall, 10'03" x 6'04" Under stairs meters, laminate floor, spindle staircase, UPVC double glazed door, radiator.

Lounge, 16'00" x 10'03" Front facing UPVC double glazed window, gas living flame pebble fire, coving, television point, radiator.

Open arch into:

Dining room, 8'10" x 7'11" Rear facing double glazed patio doors, coving, radiator.

Kitchen, 10'04" x 9'00" Rear facing UPVC double glazed window, single drainer bowl with half stainless steel sink unit, fitted base and wall units, plumbed for washer, tiled floor and over work surfaces, plumbed for washer, electric oven with four ring gas hob, radiator.

Rear porch, Under stairs storage area, tiled floor.

Landing loft access point.

Bedroom 1, 11'042 x 9'09" Front facing UPVC double glazed window, fitted modern wardrobes with sliding doors, television point, radiator.

Bedroom 2, 10'05" x 9'06" Rear facing UPVC double glazed window, television point, fitted wardrobes, radiator.

Bedroom 3, 10'02" x 9'01" Front facing UPVC double glazed window, combination boiler to unit, radiator.

Bathroom, 10'032 x 5'05" Rear facing UPVC double glazed windows, white three piece suite comprising of a low flush WC, pedestal wash basin, panelled bath and over bath electric shower, tiled floor, radiator.

Externally, Front block paved garden, rear lawned garden, patio 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.

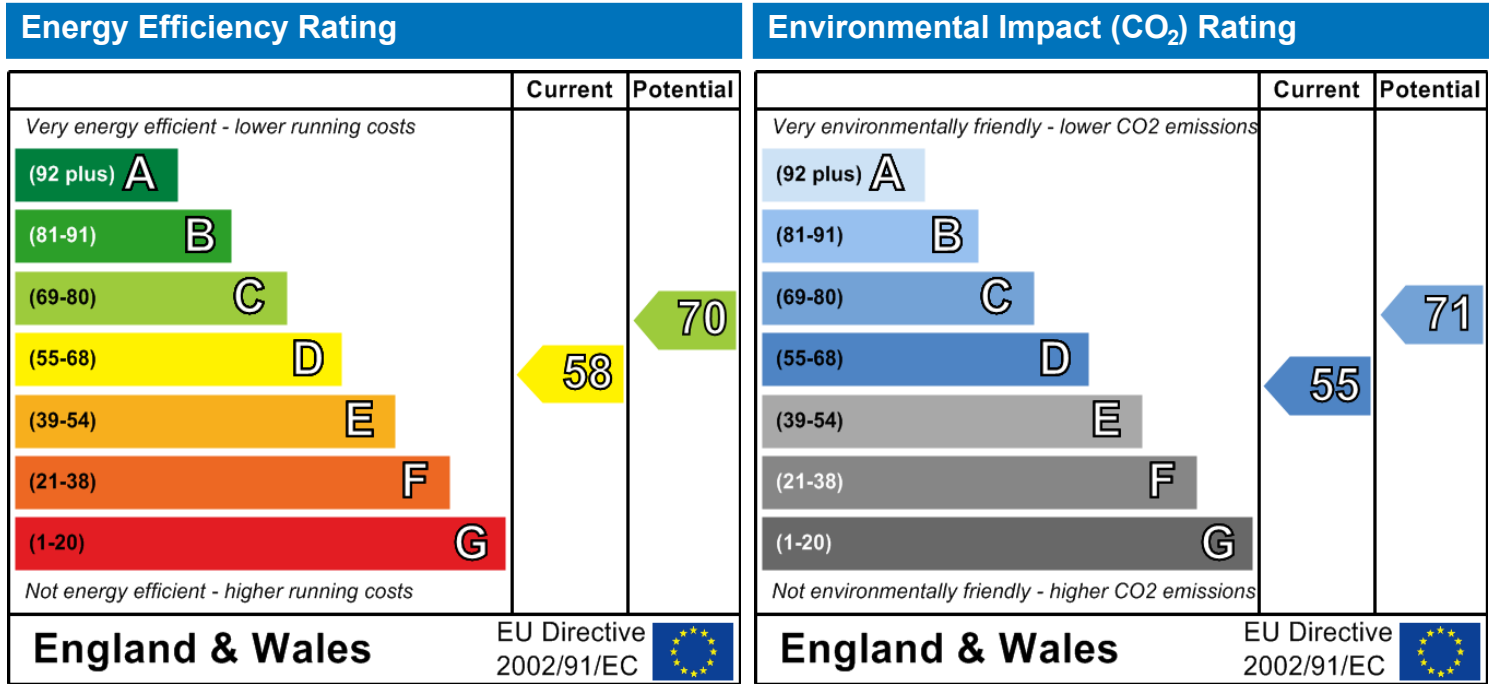
Energy Performance Certificate



5, Scawton Walk
MANCHESTER
M9 0NJ

Dwelling type: Mid-terrace house
Date of assessment: 23 February 2012
Date of certificate: 25 February 2012
Reference number: 8242-6822-9710-3597-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	293 kWh/m ² per year	193 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	2.4 tonnes per year
Lighting	£75 per year	£38 per year
Heating	£476 per year	£398 per year
Hot water	£222 per year	£111 per year

You could save up to £226 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.