



## Athletes Way, Manchester, M11

**£230,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 3

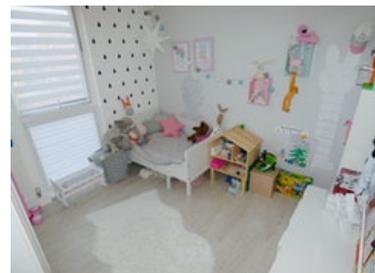
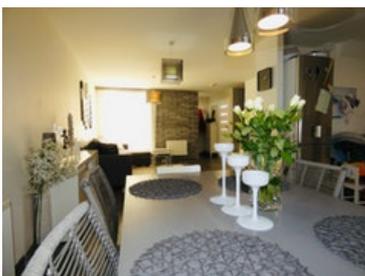
Location, Location, Location is all that can be said as I am proud to bring to the market This IMMACULATE SEMI-DETACHED modern family home in a sought after development located on the outskirts of the city centre, so be a extremely popular location for those wanting to take advantage of housing

## Key features:

- Excellent public transport links
- three well sized bedrooms
- newly fitted and ultra modern fitted bathroom
- downstairs WC
- off-road parking
- immaculately presented throughout
- close to Manchester City Centre and local amenities
- great sized rear garden
- exceptional fitted kitchen
- open-plan living
- double glazed windows and gas central heating
- catchment for highly sought after schools

## Extra info:

- **Council Tax:** Band B (£1168.32 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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development located on the outskirts of the city centre, so be a extremely popular location for those wanting to take advantage of housing close to Manchester city centre, Manchester city stadium, public transport links, amenities and zoned for local schools. This high specification home is located approximately 1.1 miles from Piccadilly Train Station and less than a mile from Metrolink station at Holt Town. The house is light and spacious throughout and features modern fixtures throughout. This property briefly comprises of open plan lounge/dining area, ultra modern fitted kitchen, WC to the ground floor. Whilst to the first floor there is a master bedroom with walk-in wardrobe but can be change back to the original en-suite at a very small cost, two further well sized bedrooms and a fantastic modern family bathroom. To the rear of the property it enjoys an enclosed laid to lawn garden with patio and deck area ideal for entertaining. To the front of the property you will find off-road parking, the property also benefits from gas central heating and double glazing throughout. viewing highly recommended to avoid disappointment. This property would be ideal for a first time buyer or buy to let investors.

Athletes Way is situated in the popular city of Manchester, and is ideally located with great access to local amenities. The Northern Quarter and Piccadilly Gardens are located approximately two miles away, with the intu Trafford Centre being roughly 30 minutes from the property. The property is also located within a ten minute walk from the Eithad Stadium home to Manchester City Football Club.

The property is also conveniently located close to the University, Hospital, Manchester Aquatics centre, Sugden Sport Centre and local primary schools such as St Chrysostom's C.E. Primary School (popular for its outstanding Ofstead rating).

Furthermore, the area is also well located for access to Manchester City centre, Rochdale, Stockport, Oldham and Bolton; via road links (M60 and A62), bus routes and the metro station. Manchester Piccadilly railway station is situated approximately two miles from the property.

Lounge/dining area: 17"1 x 14"10

Kitchen: 17"1 x 10"4

W/C:

First floor landing:

Bedroom one: 10"11 x 10"0

Walk-in wardrobe/En-suite:

Bedroom two: 10'6" x 9'11"

Bedroom three: 11'3" x 6'10"

Family bathroom: 6'6" x 6'1"

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**


**21, Athletes Way, MANCHESTER, M11 3NE**

|                                            |                                                   |
|--------------------------------------------|---------------------------------------------------|
| <b>Dwelling type:</b> Semi-detached house  | <b>Reference number:</b> 8662-7038-0920-2165-0996 |
| <b>Date of assessment:</b> 15 August 2012  | <b>Type of assessment:</b> SAP, new dwelling      |
| <b>Date of certificate:</b> 23 August 2012 | <b>Total floor area:</b> 87 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

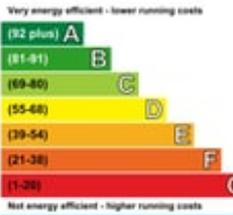
|                                                        |                |
|--------------------------------------------------------|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,061</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 159</b>   |

**Estimated energy costs of this home**

|                  | Current costs        | Potential costs      | Potential future savings                                                            |
|------------------|----------------------|----------------------|-------------------------------------------------------------------------------------|
| <b>Lighting</b>  | £ 240 over 3 years   | £ 141 over 3 years   |  |
| <b>Heating</b>   | £ 1,638 over 3 years | £ 1,647 over 3 years |                                                                                     |
| <b>Hot Water</b> | £ 183 over 3 years   | £ 114 over 3 years   |                                                                                     |
| <b>Totals</b>    | <b>£ 2,061</b>       | <b>£ 1,902</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**

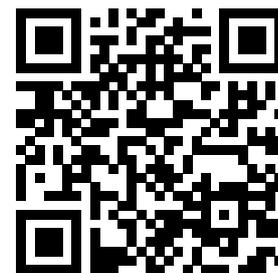
|  <p style="font-size: small;">Very energy efficient - lower running costs</p> <p style="font-size: small;">Not energy efficient - higher running costs</p> | <table border="1" style="margin: auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">69</td> <td style="text-align: center;">81</td> </tr> </table> | Current | Potential | 69 | 81 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current                                                                                                                                                                                                                                       | Potential                                                                                                                                                                                   |         |           |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 69                                                                                                                                                                                                                                            | 81                                                                                                                                                                                          |         |           |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**Actions you can take to save money and make your home more efficient**

| Recommended measures                        | Indicative cost   | Typical savings over 3 years |
|---------------------------------------------|-------------------|------------------------------|
| 1 Low energy lighting for all fixed outlets | £18               | £ 90                         |
| 2 Solar water heating                       | £4,000 - £6,000   | £ 69                         |
| 3 Solar photovoltaic panels, 2.5 kWp        | £11,000 - £20,000 | £ 657                        |

### MISREPRESENTATION ACT, 1967.

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