



## Portrush Road, Manchester, M22

**£200,000**

None

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

Housesimple are offering this superb, three bedroom, semi detached house with garage in Wythenshawe. The property is ideally located to take advantage of the motorway networks and the Metrolink. Wythenshawe hospital is close by, as well as the civic centre with amenities from the

## Key features:

- Three bedrooms
- Garage
- Generous Corner Plot
- Well Presented
- Open Plan Kitchen / Diner
- Great Transport Links
- South facing garden
- brand new boiler

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band B (£1168.32 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 900 years remaining  
**Ground Rent:** £5.00 per-annum  
**Maintenance Company:** N/A

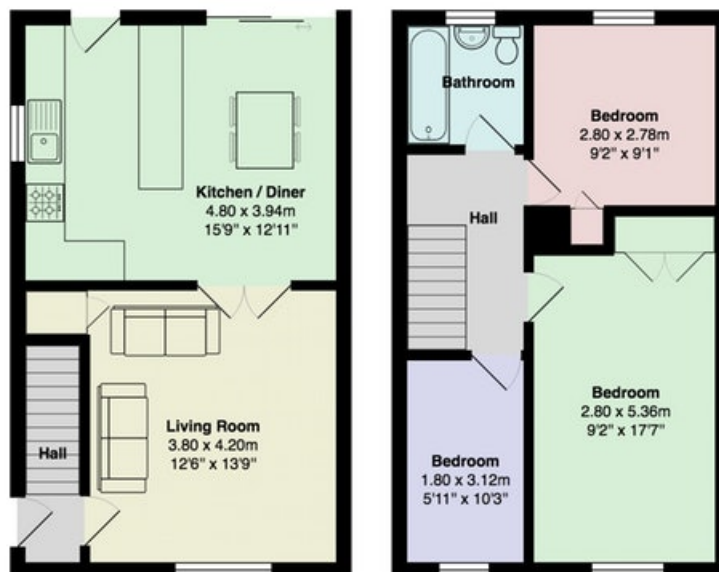


Housesimple are offering this superb, three bedroom, semi detached house with detached garage and drive in Wythenshawe. The property is ideally located to take advantage of the motorway networks and the Metrolink. Wythenshawe hospital is close by, as well as the civic centre with amenities from the local shops.

The property benefits from its position on a larger than average corner plot and has a separate garage with driveway. Downstairs there is a bright and modern living room, with double doors through to an open plan kitchen diner, which has glazed patio doors looking out onto the private enclosed south-facing garden. Upstairs there are two double bedrooms which have built-in storage cupboards and a third single bedroom with storage cupboard. There is a good size family bathroom that has a shower over the bath, with heated towel radiator. A brand new boiler and lounge gas fire have recently been fitted.

If you are looking for a well presented property that is ready to move straight into, in a superb location for transport links and local amenities then this property is worth viewing. Call or click to book a viewing.

## Floor plan:



Total Area: 79.3 m<sup>2</sup> ... 854 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Performance Certificate:

**Energy Performance Certificate**

**48, Portrush Road, MANCHESTER, M22 5GP**

<b>Dwelling type:</b> Semi-detached bungalow	<b>Reference number:</b> 7808-0054-6239-4351-1920
<b>Date of assessment:</b> 30 January 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 31 January 2019	<b>Total floor area:</b> 72 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>£ 2,376</b>
<b>Over 3 years you could save</b>	<b>£ 909</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 294 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block; border: 1px solid white;">                     You could save £ 909 over 3 years                 </div>
<b>Heating</b>	£ 1,764 over 3 years	£ 1,113 over 3 years	
<b>Hot Water</b>	£ 318 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 2,376</b>	<b>£ 1,467</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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ff0000; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th></tr> <tr><td style="text-align: center;">62</td></tr> </table>	Current	62	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Potential</th></tr> <tr><td style="text-align: center;">87</td></tr> </table>	Potential	87	<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>
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 480
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
3 Low energy lighting for all fixed outlets	£50	£ 114

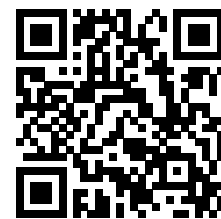
See page 3 for a full list of recommendations for this property.

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.

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**MISREPRESENTATION ACT, 1967.**

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