



Kings Road, Manchester, M16

£300,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 3

Housesimple is offering for sale this superb three bedroom semi detached house in this sought after area of Manchester. The house benefits from its proximity to great local amenities such as Longford Park, good local schools, including the well respected Trafford Grammar Schools and having

Key features:

- Three Bedrooms
- Front Garden and Private Enclosed Rear Garden
- Moments From Two Metrolink Stops
- Conservatory
- Integrated Kitchen
- No Chain
- Garage With Electricity
- Longford Park
- Grammar Schools in Trafford

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band C (£1394.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 898 years remaining



Housesimple is offering for sale this superb three bedroom semi detached house in this sought after area of Manchester. The house benefits from its proximity to great local amenities such as Longford Park, good local schools, including the well respected Trafford Grammar Schools and having excellent transport links provided by the Metrolink and Motorway networks. The very popular neighbourhood of Chorlton is also within a reasonable walking distance as are large local supermarkets and sporting facilities.

The house is set back from the road offering a private driveway and garage. On the ground floor, the front and back rooms are joined, but can also be separated, offering lots of natural daylight. There is a conservatory accessed from the back lounge room of the downstairs, this opens out onto the private enclosed garden. The kitchen is bright and modern with a door for access into the garden and a window overlooking the garden. There is also a pantry area for extra storage. Upstairs there are three well-proportioned rooms plus a family bathroom. A combination boiler provides heating throughout.

This home sits in a popular location, within easy reach of excellent amenities, it would make an ideal family home in this residential location.

Call or click to book a viewing.

Floor plan:



Total Area: 100.1 m² ... 1078 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

279, Kings Road, Old Trafford, MANCHESTER, M16 0HF

Dwelling type: Semi-detached house	Reference number: 8704-4775-3729-1226-7513
Date of assessment: 23 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 May 2019	Total floor area: 92 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 2,430
Over 3 years you could save	£ 492

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 492 over 3 years </div>
Heating	£ 1,734 over 3 years	£ 1,530 over 3 years	
Hot Water	£ 303 over 3 years	£ 213 over 3 years	
Totals	£ 2,430	£ 1,938	

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: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #00728f; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">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><th>Potential</th></tr> <tr><td style="text-align: center;">88</td><td style="text-align: center;">82</td></tr> </table>	Current	Potential	88	82	<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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Current	Potential												
88	82												

Top actions you can take to save money and make your home more efficient

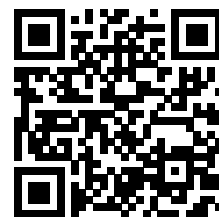
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 141
2 Low energy lighting for all fixed outlets	£60	£ 171
3 Heating controls (room thermostat)	£350 - £450	£ 87

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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