



Manor House Lane, Preston, PR1

£130,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

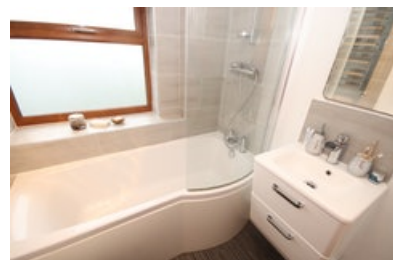
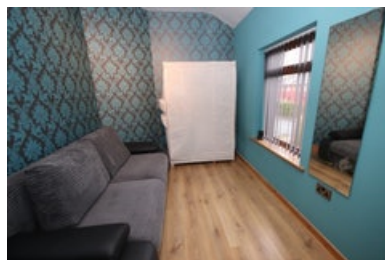
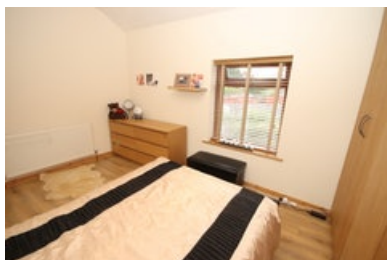
Guide Price £135,000 - £145,000MUST SEE - THREE BEDROOM SEMI DETACHED PROPERTY..... Housesimple are pleased to present to the market this lovely three bedroom semi detached property. This lovely property has been modernised throughout and is immaculately presented, th

Key features:

- Semi detached property
- Three Bedrooms
- Modernised
- Immaculately presented throughout
- New Kitchen
- New Bathroom
- Off street parking
- Good size rear garden
- GCH
- Full UPVC
- Fitted wardrobes to master bedroom
- Corner plot

Extra info:

- **Property Age:** 72 years
- **Council Tax:** Band A (£1230.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Guide Price £130,000 - £140,000

.....MUST SEE - THREE BEDROOM SEMI DETACHED PROPERTY.....

Housesimple are pleased to present to the market this lovely three bedroom semi detached property. This lovely property has been modernised throughout and is immaculately presented, this would make an ideal first time buyer or family home and is move in ready requiring no work.

From the main entrance you enter a bright welcoming hall, staircase to the left leads to the first floor, straight ahead and to the right leads to the large open plan lounge/diner which has wooden flooring and french doors leading to the rear garden. straight ahead of the hall is the good size kitchen which has new modern wooden kitchen units and co-ordinating worktops and integrated appliances finishing the modern sleek look, there is a breakfast bar area and access to the side of the property.

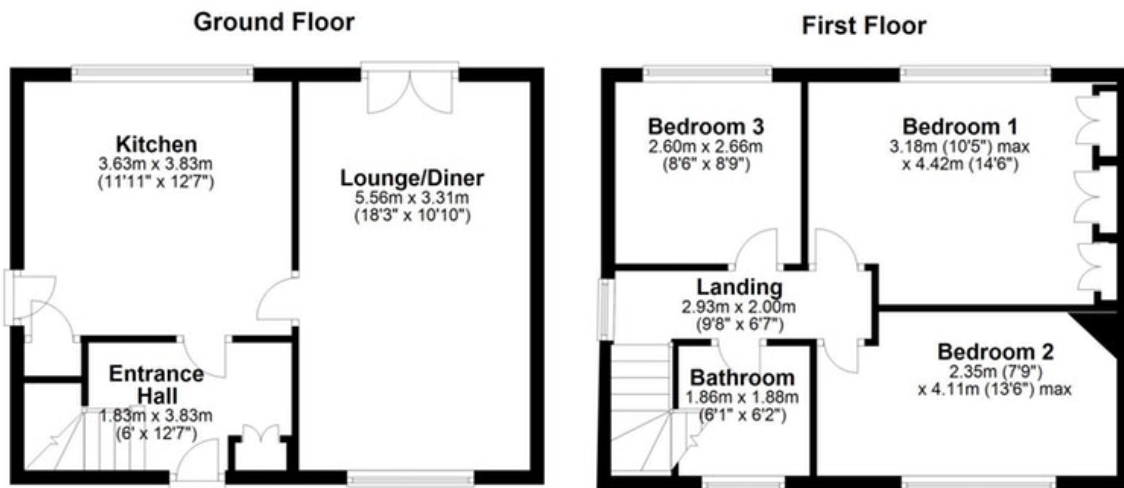
To the first floor there are three good size bedrooms the master bedroom having the added benefit of fitted wardrobes. there is a modern family bathroom with white suite and designer tiling completing the modern contemporary look.

To the front is a garden area and off street parking and to the rear is a good size garden.

Excellent amenities and school are within walking distance and the property is ideally situated for excellent transport and road links.

This is a stunning property which has been modernised to a very high standard and is immaculately presented throughout and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

86, Manor House Lane, PRESTON, PR1 6HP

Dwelling type: Semi-detached house	Reference number: 0463-2856-6114-9802-4181
Date of assessment: 06 September 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 September 2012	Total floor area: 85 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:	£ 2,094
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 141 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 339 over 3 years </div>
Heating	£ 1,608 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 267 over 3 years	£ 192 over 3 years	
Totals	£ 2,094	£ 1,755	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f1c40f; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f1c40f; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #e67e22; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e67e22; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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	Current	Potential	<p style="font-size: 0.7em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.7em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.7em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.7em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.7em; margin: 0;">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>
(92 plus) A										
(81-91) B										
(69-80) C										
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(39-54) E										
(21-38) F										
(1-20) G										
88	83									

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	£800 - £1,200	£ 135
2 Low energy lighting for all fixed outlets	£30	£ 66
3 Heating controls (room thermostat)	£350 - £450	£ 63

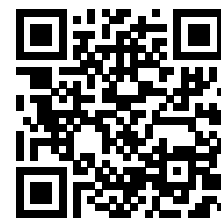
See page 3 for a full list of recommendations for this property.

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 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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