



Huddersfield Road, Stalybridge, SK15

£160,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 2

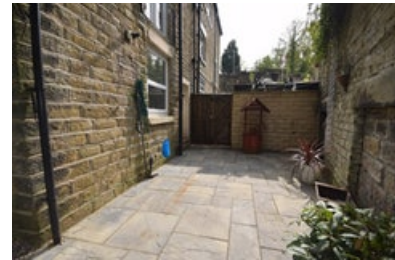
Housesimple is offering this superb, two bedroom cottage home, in Millbrook village, benefiting with its proximity to local amenities, shops, transport links. This strongly stone built house, has stood here for over 200 hundred years after being built as part of the Industrial revolution houses

Key features:

- Two Bedrooms
- Over Three Floors
- Well Presented
- Millbrook Village Moments Away
- Good Transport Links
- Stalybridge Country Park Nearby

Extra info:

- **Property Age:** 230 years
- **Council Tax:** Band B (£1357.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple is offering this superb, two bedroom cottage home, in Millbrook village, benefiting with its proximity to local amenities, shops, transport links. This strongly stone built house, has stood here for over 200 hundred years after being built as part of the Industrial revolution housing mill workers.

The whole house and garden has been totally restored, upgraded, insulated, at a cost of over £250,000, just two years ago. It is now possibly the best two bedrooms cottage in the whole area

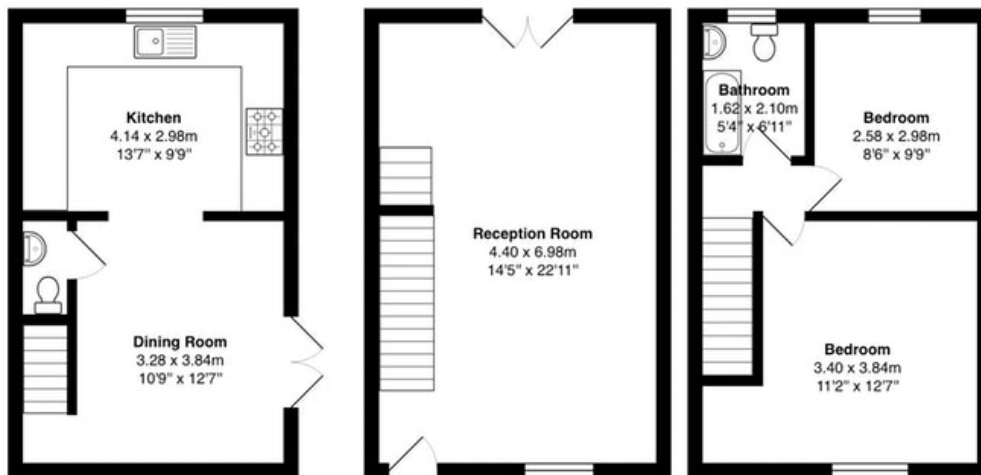
You enter the home on the middle floor into a light and bright living/dining room which has a window towards the road and double doors onto a Juliet balcony at the rear. Downstairs there is a second dining area which is open plan to the kitchen and has double doors leading out onto the private garden overlooking the brook, ideal for enjoying the warmer summer months or entertaining friends with an absolute privacy. Moving up to the top floor there are two well presented bedrooms plus a family bathroom.

This will make a lovely home for any new owner, (particularly dog owners) being in a condition that you are able to move straight in, offering an abundance of reception space and being in a popular location.

Facing the house is the charming Stalybridge Country Park.

Call or click to book a viewing.

Floor plan:



Total Area: 90.0 m² ... 969 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

395, Huddersfield Road, Millbrook, STALYBRIDGE, SK15 3HU

Dwelling type: Semi-detached house	Reference number: 8301-7425-6340-2435-8996
Date of assessment: 15 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 May 2019	Total floor area: 93 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:	£ 3,033
Over 3 years you could save	£ 1,149

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 1,149 over 3 years</p> </div>
Heating	£ 2,574 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 261 over 3 years	£ 177 over 3 years	
Totals	£ 3,033	£ 1,884	

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-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <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: #FFEB3B; 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: #FF5722; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 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; font-size: x-small;"> <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; font-size: x-small;"> <tr><th>Potential</th></tr> <tr><td style="text-align: center;">85</td></tr> </table>	Potential	85	<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 Internal or external wall insulation	£4,000 - £14,000	£ 816
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 93
3 Heating controls (room thermostat)	£350 - £450	£ 159

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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To book a viewing scan this code

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