

Shire Croft, Mossley, OL5

£269,450

Offers Over

Tenure: Leasehold, **Bedrooms:** 3

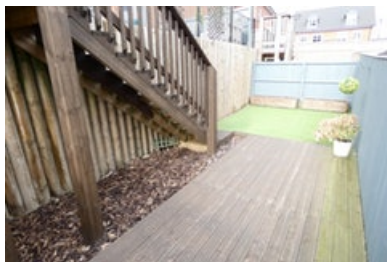
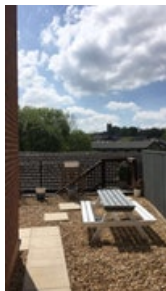
MUST SEE STYLISH THREE BEDROOM PROPERTY - POPULAR AREA - SHOW HOME STANDARDS THROUGHOUT. Housesimple are honoured to offer to the market this stylish three bedroom family home. Presented to a show home standard throughout this home must be viewed to be fully appreciated. Having been well

Key features:

- Perfect Family Home
- Stylish Decor Throughout
- Highly Sought After Area
- Close To Schools
- Show Home Standards Throughout.

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band D (£1754.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 996 years remaining
Ground Rent: £168.00 per-annum
Maintenance Company: N/A



MUST SEE STYLISH THREE BEDROOM PROPERTY - POPULAR AREA - SHOW HOME STANDARDS THROUGHOUT.

Housesimple are honoured to offer to the market this stylish three bedroom family home. Presented to a show home standard throughout this home must be viewed to be fully appreciated. Having been well maintained by the current owners and renovated to a high standard - this property is in great condition and is ready to move into! Located on a corner plot within the highly desired newbuild complex and within the catchment area for great schools - this house has it all. The internal accommodation comprises of; welcoming entrance hallway, WC, dining kitchen with double doors to the rear garden. To the first floor there is a lounge and master bedroom with en-suite. To the second floor there is a further two double bedrooms and a family bathroom. Externally to the front there is a small grass lawn and driveway leading to the garage. To the rear there is a south facing garden with paved patio area and steps down to a further low maintenance garden. This home is like no other - offering tasteful decor and a perfect, ready to move into family home!

Room Measurements;

Ground Floor:

Kitchen/Family Area 3593mm x 5273mm

WC 970mm x 1700mm

Garage 3055mm x 4980mm

First Floor:

Lounge 3820mm x 5273mm

Master Bedroom 2923mm x 4778mm

En Suite 1725mm x 2275mm

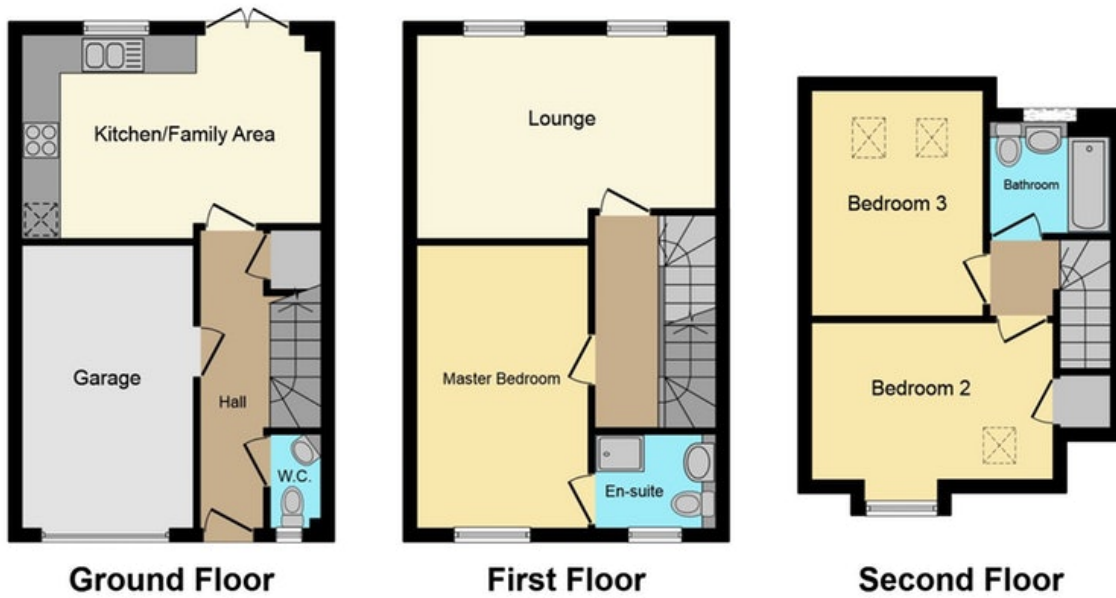
Second Floor:

Bedroom 2 2352mm x 4143mm

Bedroom 3 2983mm x 3327mm

Bathroom 2032mm x 2215mm

Floor plan:



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

36, Shire Croft, Mossley, ASHTON-UNDER-LYNE, OL5 0AR

| | |
|--|---|
| Dwelling type: End-terrace house | Reference number: 9768-8944-7349-2875-7930 |
| Date of assessment: 16 November 2015 | Type of assessment: SAP, new dwelling |
| Date of certificate: 16 November 2015 | Total floor area: 110 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: | £ 1,860 |
| Over 3 years you could save | £ 246 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 360 over 3 years | £ 204 over 3 years | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 246 over 3 years </div> |
| Heating | £ 1,158 over 3 years | £ 1,182 over 3 years | |
| Hot Water | £ 342 over 3 years | £ 228 over 3 years | |
| Totals | £ 1,860 | £ 1,614 | |

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.

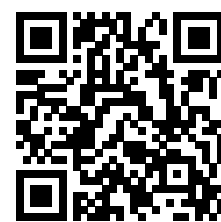
Energy Efficiency Rating

| <p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #fde08c; color: white;">(55-68) D</td> <td style="background-color: #f4cccc; color: white;">(39-54) E</td> <td style="background-color: #f4cccc; color: white;">(21-38) F</td> <td style="background-color: #e06666; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: xx-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em;">80</td> <td style="font-size: 2em;">91</td> </tr> </table> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | Not energy efficient - higher running costs | | | | | | Current | Potential | 80 | 91 | <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> |
|---|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---|--|--|--|--|--|---------|-----------|----|----|--|
| (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | | | | | | | | | | | | |
| Not energy efficient - higher running costs | | | | | | | | | | | | | | | | | | |
| Current | Potential | | | | | | | | | | | | | | | | | |
| 80 | 91 | | | | | | | | | | | | | | | | | |

| 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 | £105 | £ 129 |
| 2 Solar water heating | £4,000 - £8,000 | £ 111 |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 726 |

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code