



Acre, Chadderton, OL1

£250,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

MUST SEE! Country Living. RURAL LOCATION. Large Garden. THREE BEDROOMS. Ample Accommodation. GREAT TRANSPORT NETWORKS NEARBY! Potential To Rent Further Land If Required. MUST BE SEEN TO BE FULLY APPRECIATED. Housesimple are delighted to offer to the market this remarkable beautifully-restored 175

Key features:

- MUST SEE
- FABULOUS PROPERTY WITH ADDITIONAL SIDE GARDEN
- NO CHAIN DELAY
- UNBEATABLE VIEWS

Extra info:

- **Property Age:** 270 years
- **Council Tax:** Band C (£1688.54 per-annum)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** Private Driveway



GUIDE PRICE £250,000 - £260,000.

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Housesimple are delighted to offer to the market this remarkable beautifully-restored 1750 cottage, situated within a rural location with unbeatable views overlooking farm land and beyond. This property has been fully restored and offers deceptively spacious accommodation, including three reception rooms - perfectly suited to that of a growing family! Despite having the country feel with the rural surroundings this home is conveniently situated with easy access to an array of transport links. The accommodation comprises of; entrance porch, entrance hall, attractive sitting rooms with exposed beams, fitted kitchen, WC, to the first floor, three double bedrooms and a new bathroom suite. Offered to the market with NO CHAIN DELAY this home is ready to move into!

Energy Performance Certificate:

Energy Performance Certificate

Limefield House, Acres, Chadderton, OLDHAM, OL1 2RP

Dwelling type: End-terrace house	Reference number: 0363-2845-7862-9801-0985
Date of assessment: 05 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 June 2019	Total floor area: 130 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:	£ 10,233
Over 3 years you could save	£ 6,975

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 489 over 3 years	£ 270 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 6,975 over 3 years </div>
Heating	£ 8,574 over 3 years	£ 2,619 over 3 years	
Hot Water	£ 1,170 over 3 years	£ 369 over 3 years	
Totals	£ 10,233	£ 3,258	

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; 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: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #f59e00; color: white;">(39-54) E</td> <td style="background-color: #e377c2; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center;"> <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 50px; height: 100px; border: 1px solid black;"></td> <td style="width: 50px; height: 100px; border: 1px solid black; text-align: center; vertical-align: middle;"> 82 </td> </tr> </table> </td> </tr> </table> <p style="text-align: center; font-size: x-small;"> 22 </p> <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="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 50px; height: 100px; border: 1px solid black;"></td> <td style="width: 50px; height: 100px; border: 1px solid black; text-align: center; vertical-align: middle;"> 82 </td> </tr> </table>							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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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	£ 2,562
2 Cavity wall insulation	£500 - £1,500	£ 414
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 579

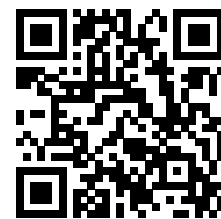
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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