



Barlow Road, Manchester, M32

£300,000

Offers Over

Tenure: Freehold, **Bedrooms:** 4

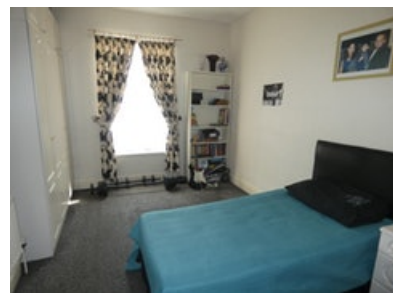
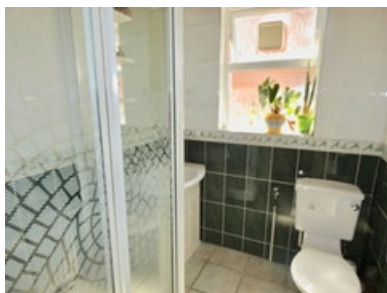
House Simple are delighted to offer for sale this substantial semi-detached house which has been extended and offers excellent family accommodation. Local amenities are in abundance including shops; a Tesco Superstore and White City Retail Park is just a short walk. Close by with Old Tr

Key features:

- Semi Detached
- Substantially Extended
- Conservatory
- Prime Location
- Off Road Parking
- Viewing Recommended
- No Chain

Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band B (£1219.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



House Simple are delighted to offer for sale this substantial semi-detached house which has been extended and offers excellent family accommodation to be sold with no onward chain. Local amenities are in abundance including shops; a Tesco Superstore and White City Retail Park is just a short walk. Close by with Old Trafford football and cricket grounds also in the vicinity. For the commuters there are excellent transport links with bus and metro links on hand.

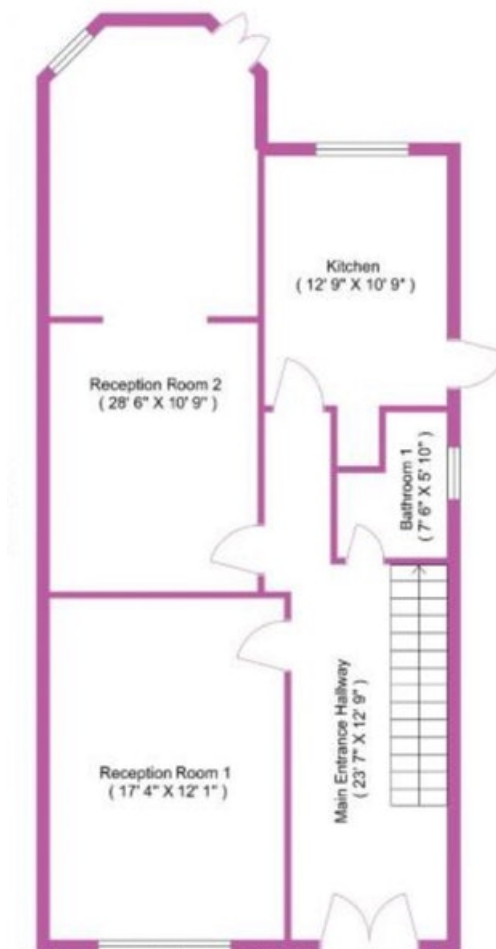
The accommodation on offer briefly comprises of: entrance hall, shower room, two receptions and breakfast kitchen plus a conservatory.

To the first floor there are four good sized bedrooms and a further bathroom.

To the front of this lovely home is an area for off road parking. To the rear the garden is block paved for ease of maintenance with a storage shed.

This property comes highly recommended and viewing is essential to appreciate the fantastic accommodation on offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate HM Government

11, Barlow Road, Stretford, MANCHESTER, M32 0RG

Dwelling type: Semi-detached house **Reference number:** 8691-7922-6010-9299-6926
Date of assessment: 21 February 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 February 2019 **Total floor area:** 132 m²

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:	£ 3,960
Over 3 years you could save	£ 1,044

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 249 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; text-align: center; width: 50px; margin: 0 auto;"> You could save £ 1,044 over 3 years </div>
Heating	£ 3,285 over 3 years	£ 2,430 over 3 years	
Hot Water	£ 336 over 3 years	£ 237 over 3 years	
Totals	£ 3,960	£ 2,916	

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

Very energy efficient - lower running costs (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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">58</td> <td style="text-align: center; font-size: 2em;">76</td> </tr> </table>	Current	Potential	58	76	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.
Current	Potential					
58	76					

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

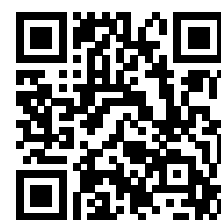
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 102
2 Cavity wall insulation	£500 - £1,500	£ 564
3 Floor insulation (suspended floor)	£800 - £1,200	£ 201

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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To book a viewing scan this code