



Cromwell Road, Manchester, M32

£395,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

Large Home available! This home is in a great location with direct access to Longford Park through the back garden gate. This home provides parking for two vehicles to the front of the house and garage. Inside the house has been extended and provides an open plan kitchen, dining and lounge ar

Key features:

- Extended
- Three Bedrooms
- Beautifully Presented
- Viewing Highly Recommended
- Large Home
- Great Location
- Lovely Rear Garden

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band C (£1453.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Large Home available!

This home is in a great location with direct access to Longford Park through the back garden gate. This home provides parking for two vehicles to the front of the house and garage.

Inside the house has been extended and provides an open plan kitchen, dining and lounge area. The previous location of the kitchen is now a utility room and separate toilet. There is a log burning stove in the front room and an open fire in the lounge.

Upstairs there are three spacious bedrooms and modern bathroom with under floor heating.

Patio doors lead onto a large garden with a patio area, built in BBQ and summer house.

Hall: 1.6 x 4.3

Lounge: 3.9 x 3.7

Orangery: 5.0 x 3.4

Lounge Area: 3.6 x 4.0

Bedroom 1: 3.4 x 4.8

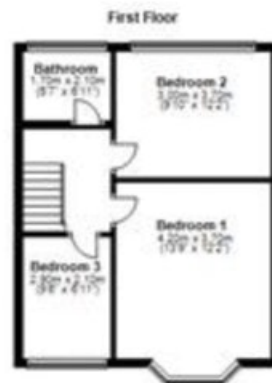
Bedroom 2: 3.4 x 3.0

Bedroom 3: 2.7 x 2.1

Bathroom: 1.7 x 2.0

Contact Housesimple on 0333 103 8390 today to arrange your viewing!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

128, Cromwell Road, Stretford, MANCHESTER, M32 8QL

Dwelling type: Semi-detached house	Reference number: 8861-6926-8530-8544-6922
Date of assessment: 24 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 June 2019	Total floor area: 111 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:	£ 2,289
Over 3 years you could save	£ 201

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 201 over 3 years </div>
Heating	£ 1,776 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 270 over 3 years	£ 183 over 3 years	
Totals	£ 2,289	£ 2,088	

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

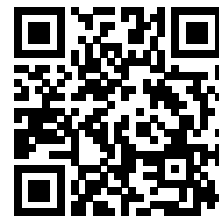
<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 71</td> <td style="width: 50%; text-align: center;">Potential 82</td> </tr> </table> </td> </tr> </table> <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="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 71</td> <td style="width: 50%; text-align: center;">Potential 82</td> </tr> </table>	Current 71	Potential 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 Floor insulation (suspended floor)	£800 - £1,200	£ 114
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 828

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.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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