



Robert Street, Manchester, M25

£190,000

None

Tenure: Leasehold, **Bedrooms:** 2

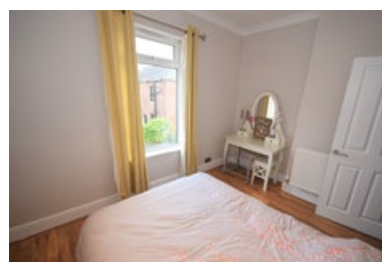
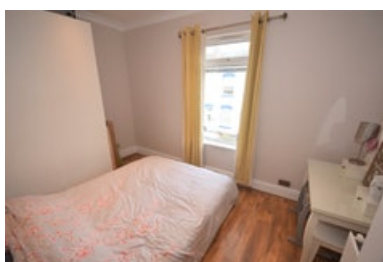
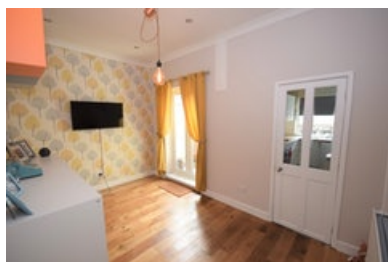
Housesimple is offering for sale this stylish two bedroom end of terrace property in this popular area of Prestwich. The property benefits from its proximity to local amenities. Prestwich Village, Heaton Park, and the Metrolink. The property has been stylishly renovated throughout and would suit buy

Key features:

- Two Double Bedrooms
- Stylishly Designed
- Modern Kitchen and Bathroom
- Great Location
- Good Public Transport Links
- Character Property

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1217.46 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 860 years remaining

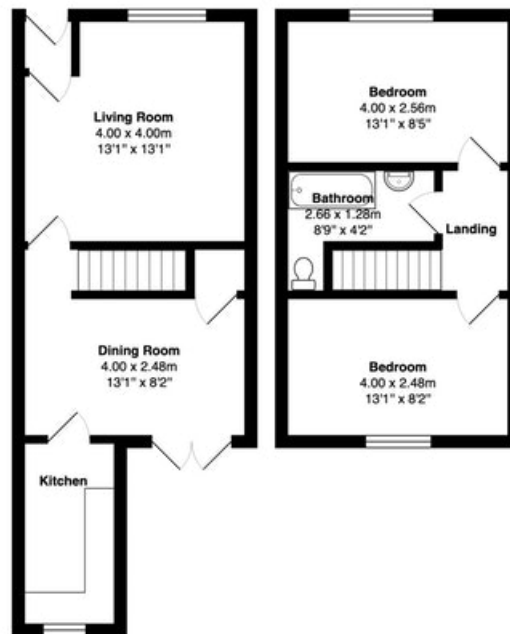


Housesimple is offering for sale this stylish two bedroom end of terrace property in this popular area of Prestwich. The property benefits from its proximity to local amenities. Prestwich Village, Heaton Park, and the Metrolink.

The property has been stylishly renovated throughout and would suit buyers looking to move straight into a property without having to do any work. You enter into a small porch area and then into the light and bright living room which has a beautiful feature fireplace. Moving past the stairs towards the back of the property you enter into the dining room which has patio doors leading out to a split level patio garden, perfect for a BBQ in the warmer months. To the rear of the dining area is a modern fitted kitchen with a window overlooking the garden. Upstairs there is a family bathroom plus two double bedrooms.

All the rooms in this property retain the character of a period property but are stylish and modern, an ideal purchase for someone looking for a home in a great location that's ready to move straight in. Call or click 24/7 to book a viewing.

Floor plan:



Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

18, Robert Street, Prestwich, MANCHESTER, M25 1HG

Dwelling type: end-terrace house	Reference number: 8203-3345-3129-9606-4843
Date of assessment: 04 August 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 August 2014	Total floor area: 68 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:	£ 2,784
Over 3 years you could save	£ 1,146

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 126 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,146 over 3 years </div>
Heating	£ 2,247 over 3 years	£ 1,311 over 3 years	
Hot Water	£ 282 over 3 years	£ 201 over 3 years	
Totals	£ 2,784	£ 1,638	

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: 0.8em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8BC34A; text-align: center;">(81-91) B</td> <td style="background-color: #FFEB3B; text-align: center;">(69-80) C</td> <td style="background-color: #FFC107; text-align: center;">(55-68) D</td> <td style="background-color: #FF9800; text-align: center;">(39-54) E</td> <td style="background-color: #FF5722; text-align: center;">(21-38) F</td> <td style="background-color: #C0392B; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: 0.8em;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #e0e0e0;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">55</td> <td style="text-align: center; vertical-align: middle;">85</td> </tr> </tbody> </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	55	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>
(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																	
55	85																	

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	£ 750
2 Floor Insulation	£800 - £1,200	£ 133
3 Low energy lighting for all fixed outlets	£60	£ 108

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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To book a viewing scan this code

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