

## Lark Hill, Manchester, M29

**£270,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 3

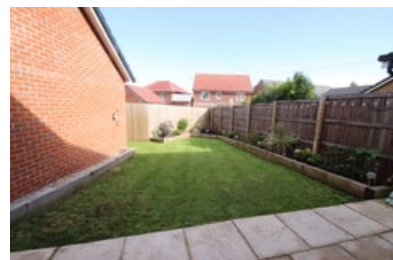
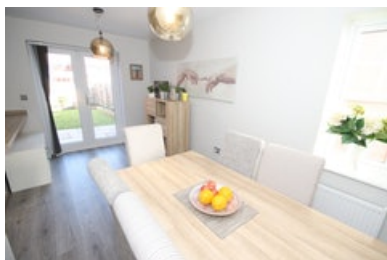
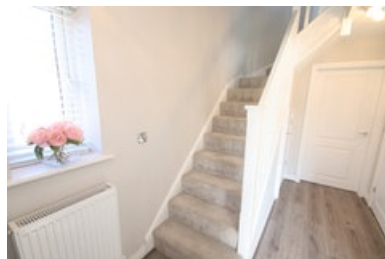
..... STUNNING DETACHED PROPERTY ..... Housesimple are pleased to present to the market this stunning detached property situated in a sought after area. This lovely property has three double bedrooms and would be ideal for a family having all the luxuries of modern day living. From the ma

## Key features:

- Detached property
- 3 Bedrooms
- Immaculate Throughout
- Open Plan Kitchen Diner
- Ground Floor wc
- En-suite to master bedroom
- detached garage
- Gardens
- Electric door on garage
- GCH
- Full UPVC

## Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band D (£1403.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 999 years remaining  
**Ground Rent:** £200.00 per-annum  
**Maintenance Company:** Peel Holdings



..... STUNNING DETACHED PROPERTY .....

Housesimple are pleased to present to the market this stunning detached property situated in a sought after area. This lovely property has three double bedrooms and would be ideal for a family having all the luxuries of modern day living and being immaculately presented throughout.

From the main entrance you enter a bright spacious welcoming hallway with wooden flooring and carpeted staircase to the first floor, Off the the hallway is a ground floor wc. To the right you enter a good size lounge which overlooks the front garden. At the end of the hall you enter the large open plan kitchen/diner/family room. The kitchen is stunning and has been fully fitted with modern contemporary kitchen units and has integrated appliances and co-ordinating worktops and the wooden flooring continues, there is a dining area and french doors leading to the rear garden.

On the first floor there is a good size master bedroom which has an en-suite with corner walk in shower, there are two further double bedrooms. The family bathroom has white suite and designer tiling and fittings in a contemporary style.

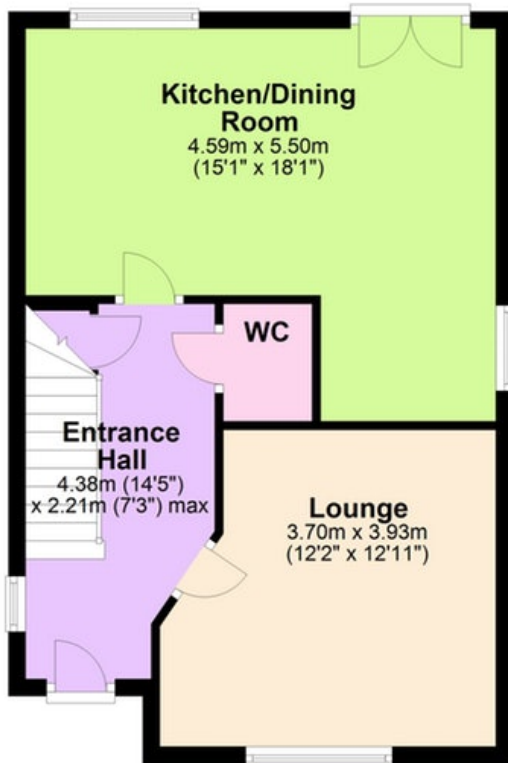
To the front is a garden area and driveway which leads to the detached garage which has an electric door, to the rear is a patio and lawned garden area.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links.

This is a stunning property which is immaculately presented and is move in ready and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:

Ground Floor



First Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**42, Lark Hill, Astley, Tyldesley, MANCHESTER, M29 7SB**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8856-7233-4130-0645-3922
<b>Date of assessment:</b> 25 July 2016	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 25 July 2016	<b>Total floor area:</b> 89 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,245</b>
<b>Over 3 years you could save</b>	<b>£ 99</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 174 over 3 years	£ 174 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 99 over 3 years</p> </div>
<b>Heating</b>	£ 816 over 3 years	£ 816 over 3 years	
<b>Hot Water</b>	£ 255 over 3 years	£ 156 over 3 years	
<b>Totals</b>	<b>£ 1,245</b>	<b>£ 1,146</b>	

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**

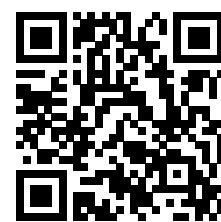
<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <thead> <tr style="background-color: #d9e1f2;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="font-size: 2em; color: green;">83</td> <td style="font-size: 2em; color: green;">94</td> </tr> </tbody> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	Current	Potential	83	94	<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>
Current	Potential				
83	94				

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 756

**MISREPRESENTATION ACT, 1967.**

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