



Lodge Lane, Dukinfield, SK16

£160,000

None

Tenure: Freehold, **Bedrooms:** 3

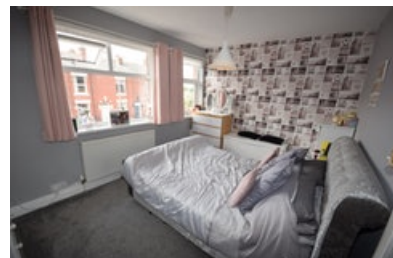
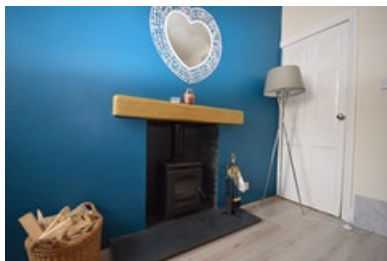
Housesimple is offering for sale this stylish three bedroom end of terrace property in this popular and sought after residential area which benefits from its proximity to local amenities including schools, shops, and public transport links. On entering the property you can see that the p

Key features:

- Three Bedrooms
- Immaculate Condition
- New Kitchen
- New Bathroom
- Well Presented
- Private Enclosed Garden

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band B (£1357.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway

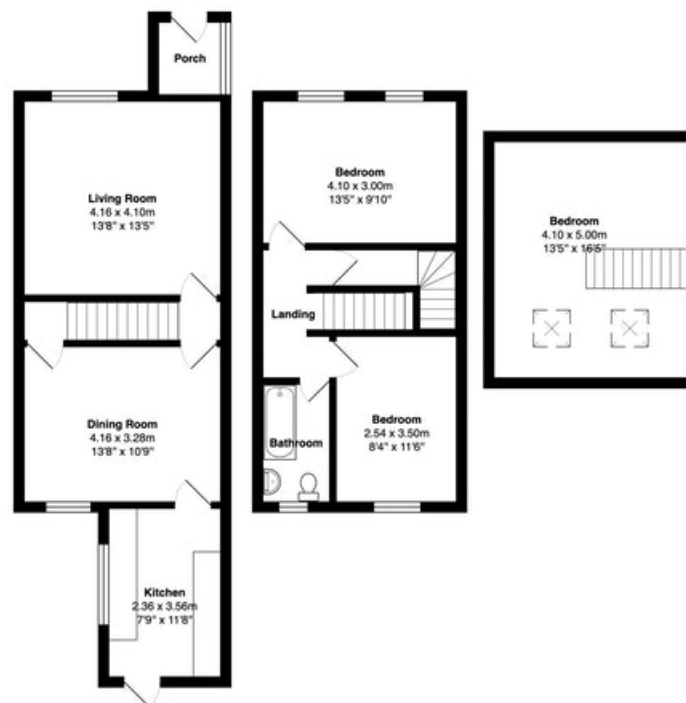


Housesimple is offering for sale this stylish three bedroom end of terrace property in this popular and sought after residential area which benefits from its proximity to local amenities including schools, shops, and public transport links.

On entering the property you can see that the property is in immaculate condition and has been stylishly refurbished throughout with new kitchen, floorings, bathroom, and garden. This really is a property that could be perfect for any new buyer looking to move straight in. To the ground floor there is a living room with window to the front of the house, moving forward through the house there is a second reception room, currently used as the dining room which has had a gorgeous wood burning stove fitted. Then moving towards the back of the house you move into the stunning newly fitted modern kitchen which has a window overlooking the garden and door leading out to the patio area and artificial grass lawn, perfect for entertaining friends and family with a BBQ in the warmer months. On the first floor is a family bathroom and two double bedrooms, going upstairs again there is a third double bedroom with Velux style windows.

This property is in superb condition and very well presented, opportunities to buy properties like this do not come along often as this is situated at the end of the terrace so sits on a larger plot with off road parking to the front. Call or click to book a viewing 24/7.

Floor plan:



Total Area: 101.7 m² ... 1094 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

122, Lodge Lane, DUKINFIELD, SK16 5JG

Dwelling type: End-terrace house	Reference number: 0203-2852-7329-9327-1851
Date of assessment: 22 February 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 February 2013	Total floor area: 99 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:	£ 2,529
Over 3 years you could save	£ 396

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #27ae60; color: white; width: fit-content; margin: 0 auto;"> You could save £ 396 over 3 years </div>
Heating	£ 2,022 over 3 years	£ 1,740 over 3 years	
Hot Water	£ 312 over 3 years	£ 198 over 3 years	
Totals	£ 2,529	£ 2,133	

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

(92-100) 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
60	60

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.

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	£800 - £1,200	£ 138
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 183
3 Solar water heating	£4,000 - £6,000	£ 75

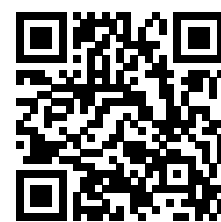
See page 3 for a full list of recommendations for this property.

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