



St. Austell Avenue, Manchester, M29

£260,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 3

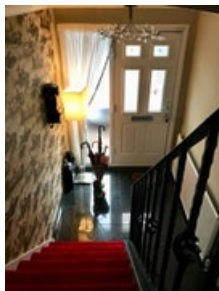
We are privileged to bring to the market this lovely semi detached home on this much sought after residential development. Situated in close proximity to the East Lancashire Road but more importantly the "guided bus way" bus link to city centre - 20 minutes away, which is just two minutes walk

Key features:

- Three Bed Semi
- Stunning
- Exceptionally Presented
- Viewing Recommended
- Lovely Conversatory
- Granite Kltchen
- Highly Recommended

Extra info:

- **Property Age:** 54 years
- **Council Tax:** Band C (£1463.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 99 years remaining
Ground Rent: £30.00 per-annum



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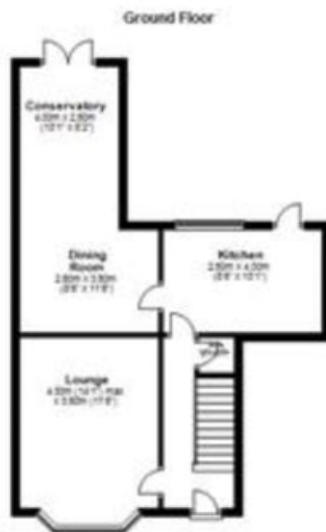
The accommodation on offer briefly comprises entrance hall with tiled floor, radiator, stairs to first floor landing, situated off the hall is the lounge a lovely bright room feature wooden fire surround with stainless sink back and hearth inset electric wood burner, emulsion plaster wall. A further door off the hall leads to the kitchen with a stone tile floor, cream bespoke kitchen with a range of base and wall units with granite worktops over , integrated fridge ,freezer, integrated dishwasher, integrated washing machine, Belfast sink with mixer tap and a range master cooker with five ring hob and two ovens. Stable door leads to the garden. From the kitchen a door opens into the open plan dining room/conservatory laminate floor lots of space for lounge furniture and dining table, french doors to the garden. Stairs lead to the first floor landing giving access to three bedrooms all with fitted furniture. Bedroom one and three to the front of the home and bedroom two to the rear. These are complimented by the beautiful bathroom travertine floor & wall tiled with W.C, pedestal wash hand basin, panel bath with shower from mixer taps over, and double glazed window to the rear.

To the front of the property there is block paving giving-off road parking and also access to the integral garage, pebbled bed with shrubs and conifer.


To the rear there is flagged patio, leading to two raised decked areas, each attracting the sun throughout the day and garden shed.

This stunning home must be viewed to be fully appreciated the planning thought and investment the current owners have put in to produce this tasteful beautiful unique family home.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate 

4, St. Austell Avenue, Astley, Tyldesley, MANCHESTER, M29 7FY

Dwelling type: Semi-detached house	Reference number: 9618-4056-7256-6651-1914
Date of assessment: 19 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 June 2019	Total floor area: 101 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:	£ 3,423
Over 3 years you could save	£ 372

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> <p style="margin: 0;">You could save £ 372 over 3 years</p> </div>
Heating	£ 2,880 over 3 years	£ 2,604 over 3 years	
Hot Water	£ 318 over 3 years	£ 222 over 3 years	
Totals	£ 3,423	£ 3,051	

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; margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px; margin: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px; margin: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px; margin: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px; margin: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px; margin: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px; margin: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px; margin: 2px;">(1-20) G</p> <p style="font-size: x-x-small; margin: 0;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <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;">72</td> </tr> </table> </div> </div>	Current	Potential	58	72	<p style="font-size: x-small; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small; margin: 0;">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				
58	72				

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	£ 162
2 Heating controls (room thermostat)	£350 - £450	£ 114
3 Solar water heating	£4,000 - £6,000	£ 96

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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