



Manor Avenue, Sale, M33

£285,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

An extremely well presented and maintained traditional semi detached family home, within close proximity to motorway networks. The property is well located within easy reach of several local well regarded schools and the village of Ashton on Mersey with its abundance of amenities. The accomod

Key features:

- Traditional Semi Detached Property
- Three Bedrooms
- L Shaped Lounge/Dining Room
- Well Presented
- Popular Location
- Viewing Highly Recommended

Extra info:

- **Property Age:** 86 years
- **Council Tax:** Band C (£1598.45 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



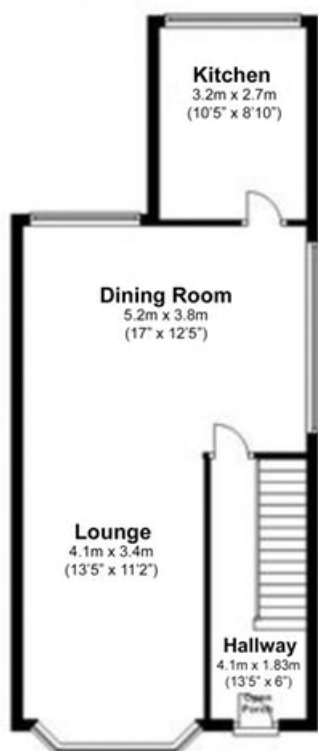
An extremely well presented and maintained traditional semi detached family home, within close proximity to motorway networks. The property is well located within easy reach of several local well regarded schools and the village of Ashton on Mersey with its abundance of amenities.

The accommodation on offer briefly comprises open porch into the hallway with oak effect laminate flooring, spindle stairs to the first floor, part glazed door into the the 'L Shaped' lounge and dining room with oak effect floor, a lovely bright room with windows to the front, side and rear elevations. Door leads into the kitchen with a range of base and wall units with worktops over, tiled splashbacks, space for cooker, plumbed for washing machine and dishwasher, integrated fridge and freezer, tile effect floor, window to the rear garden and door to the side. Spindle stairs lead to the first floor landing with return spindle balustrade, double glazed side window, three bedrooms, two with stripped and stained floorboards plus family bathroom with tiled floor, W.C, panel bath with shower and screen over, wash hand basin sat on vanity unit, heated chrome towel rail and spotlights to the ceiling.

The front of the property is sat well back from the road, flagged for off road parking for up to 3 cars, fenced boundaries, mature bed with shrubs and plants. To the rear there is a flagged patio for al fresco dining, lawn with established border and garden shed.

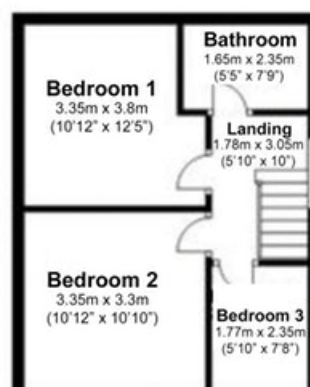
Viewing of this lovely home is Highly Recommended.

Floor plan:



Ground Floor
Approx floor area
49.8m²
533 sq foot

Total approx floor area
87m²
933 sq foot



First Floor
Approx floor area
37.2m²
400 sq foot

Energy Performance Certificate:

Energy Performance Certificate

10, Manor Avenue, SALE, M33 5JG

Dwelling type: Semi-detached house	Reference number: 8191-6523-5780-6078-1902
Date of assessment: 08 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 July 2019	Total floor area: 87 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:	£ 2,286
Over 3 years you could save	£ 282

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 1,785 over 3 years	£ 1,596 over 3 years	
Hot Water	£ 306 over 3 years	£ 213 over 3 years	
Totals	£ 2,286	£ 2,004	

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: 0.7em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em;">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><th>Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">67</td></tr> </table>	Current	67	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">81</td></tr> </table>	Potential	81	<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 Cavity wall insulation	£500 - £1,500	£ 87
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102
3 Solar water heating	£4,000 - £6,000	£ 93

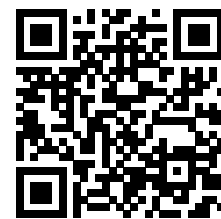
See page 3 for a full list of recommendations for this property.

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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