



Inchfield Road, Manchester, M40

£185,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 3

Sitting on a lovely private plot we are pleased to offer for sale this traditional three bedroom semi detached house with the benefit of a conservatory situated off the kitchen. Located in a popular residential location of Moston, there are a host of local amenities including shops and well regarded

Key features:

- Semi Detached
- Three Bedroom
- Nice Location
- Two Reception Rooms
- Double Glazed
- Central Heating
- Viewing Recommended

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band C (£1392.69 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 927 years remaining
Ground Rent: £6.00 per-annum



Sitting on a lovely private plot we are pleased to offer for sale this traditional three bedroom semi detached house with the benefit of a conservatory situated off the kitchen.

Located in a popular residential location of Moston, there are a host of local amenities including shops and well regarded schools. Additionally there are excellent transport links giving easy access to the city centre and also surrounding motorway network.

The accommodation on offer briefly comprises entrance porch leading into the hallway laminate floor, sidwinder stairs to first floor landing, storage cupboard under. To the front of the house is the dining room with laminate floor, double glazed bay window, feature electric fire to chimney breast. To the rear is the family lounge with laminate floor, feature fire surround with inset electric fire, french doors with side windows to the rear garden. Sitting alongside the lounge is the kitchen with a range of base and wall units with "butchers block" worktops over, built in oven and hob space for fridge freezer, plumbed for washing machine, window to the side, door to the conservatory. this very useful room is suitable for lots of uses overloooking the rear garden with door to the side.

Stairs lead to the first floor landing giving access to three bedrooms and a family bathroom. The main bedroom is at the front of the house with laminate flooring, alongside this is the bathroom with tile effect floor, panel bath with shower overhead attachment, wash hand basin over vanity unit and seperate W.C. Bedroom two and three are to the rear of the house.

To the front there is a flagged driveway, lawn and conifer hedge.

To the rear there is a very private garden area with decked patio over two levels, lawn, storage units and boundary. Pathway to the side with gated access.

Viewing Recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate 

10, Inchfield Road, MANCHESTER, M40 5GH

Dwelling type: Semi-detached house	Reference number: 0809-2870-7342-9877-9451
Date of assessment: 30 April 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 April 2013	Total floor area: 88 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:	£ 3,339
Over 3 years you could save	£ 1,545

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 50px; margin: 0 auto;"> You could save £ 1,545 over 3 years </div>
Heating	£ 2,841 over 3 years	£ 1,434 over 3 years	
Hot Water	£ 321 over 3 years	£ 183 over 3 years	
Totals	£ 3,339	£ 1,794	

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	<table border="1" style="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; vertical-align: middle;">52</td> <td style="text-align: center; vertical-align: middle;">84</td> </tr> </table>	Current	Potential	52	84	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.
Current	Potential					
52	84					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Cavity wall insulation	£500 - £1,500	£ 642
3 Floor insulation	£800 - £1,200	£ 183

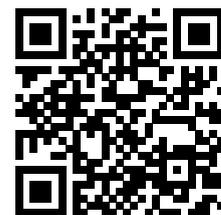
See page 3 for a full list of recommendations for this property.

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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