



Surrey Street, Ashton-under-Lyne, OL6

£95,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

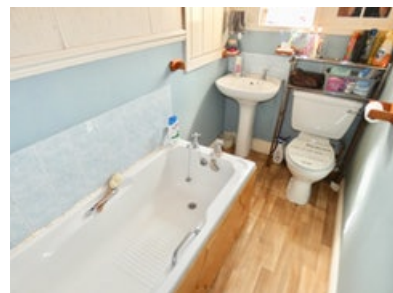
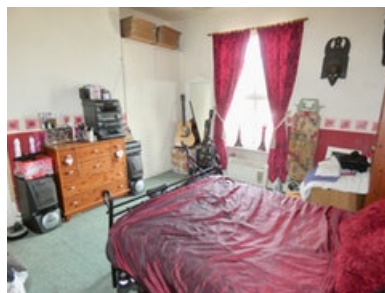
Housesimple are offering for sale this superb two bedroom family home. The property is situated on Surrey Street in the popular Ashton area. There are a variety of amenities within easy reach with Ashton town centre closeby, good schools for all ages and excellent transport links. &

Key features:

- Popular Location
- Two Bedrooms
- Enclosed Rear Garden with Decked Area
- uPVC Double Glazed
- Gas Central Heating
- Freehold
- Excellent Transport Links

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band A (£1163.03 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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The property comprises- Family lounge and a kitchen/breakfast room to the ground floor. The kitchen features a combination of low level and eye level fitted units, breakfast area, built in store and uPVC double glazed window to the rear elevation. The kitchen leads seamlessly into the enclosed rear yard that boasts a stunning decked area - perfect for Summer BBQs!Upstairs, there are two bedrooms and a family bathroom to the first floor. The bathroom features a white three piece suite with shower over bathtub.

This home would suit any professional or young family, and would equally make an excellent acquisition for any buy to let investor who would expect a good yield and high occupancy rates.

This property is FREEHOLD.

Viewing by appointment only.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

8, Surrey Street, ASHTON-UNDER-LYNE, OL6 8DY

Dwelling type: Mid-terrace house	Reference number: 8901-7028-6600-7622-8996
Date of assessment: 12 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 August 2019	Total floor area: 64 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:	£ 1,902
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 84 over 3 years</p> </div>
Heating	£ 1,467 over 3 years	£ 1,467 over 3 years	
Hot Water	£ 267 over 3 years	£ 183 over 3 years	
Totals	£ 1,902	£ 1,818	

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-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f7942; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #7c9a4e; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #c4d600; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #f59e00; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #e377c2; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="3" style="text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">Current 69</div> <div style="border: 1px solid black; padding: 2px;">Potential 83</div> </div> </td> <td colspan="4" style="font-size: x-small;"> <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> </td> </tr> </table> <p style="font-size: x-small;">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	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">Current 69</div> <div style="border: 1px solid black; padding: 2px;">Potential 83</div> </div>			<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 Solar water heating	£4,000 - £6,000	£ 84
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 846

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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