



## St. Johns Gardens, Ashton-under-Lyne, OL5

**£200,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

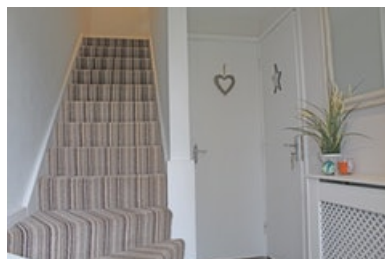
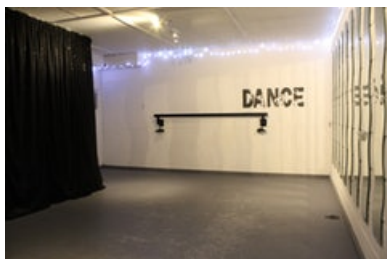
A STUNNING MID TOWNHOUSE in Mossley, beautiful views over local countryside! Quiet location, with rear private garden, driveway, a separate dance studio/garage. Call us today to arrange a booking 0333 103 8390.

## Key features:

- Dance Studio
- Town House
- Quiet Cul De Sac Location
- 3 Bedrooms
- Stylish Modern Bathroom
- Private Rear Garden
- Driveway

## Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band c (£1551.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

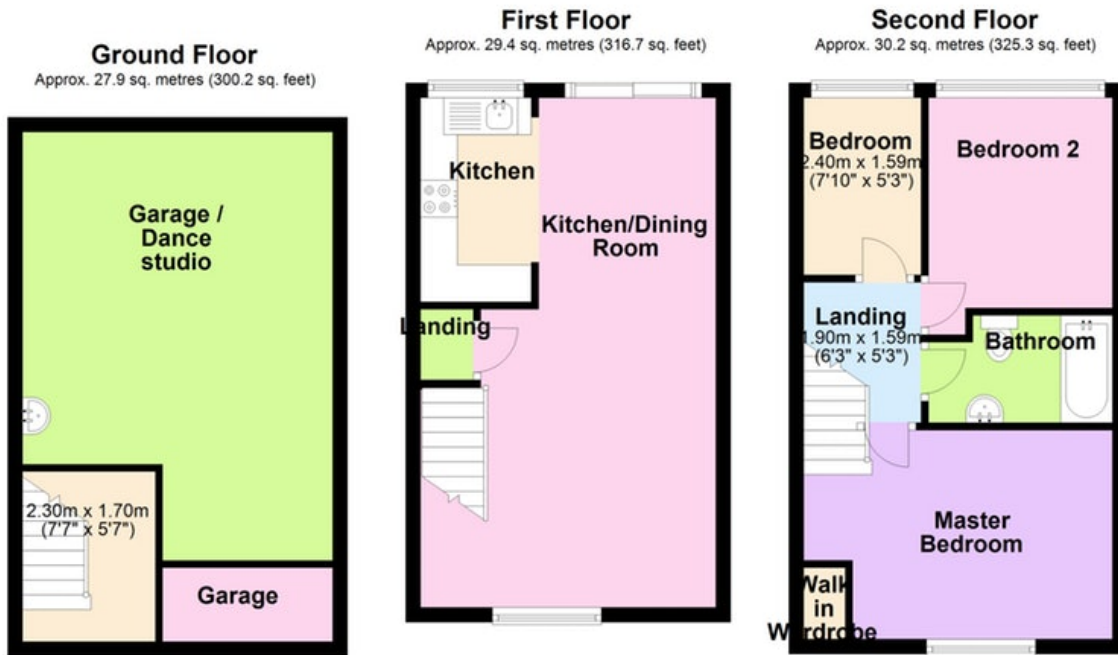


This stunning 3 bedroomed mid townhouse is situated in an elevated position of Mossley providing lovely views of the local countryside. Its cul de sac location is quiet and peaceful. The property is an ideal base for local commutes to surrounding towns of Oldham and Ashton transport advantage of the train station with connections to Manchester and Yorkshire

The accommodations which is over three floors is fully double glazed and central heated comprises of entrance hallway, with stairs leading to the lounge, dining area and modern kitchen with access to the rear garden. Stairs then lead to the three bedrooms and stylest bathroom.

There is the added benefit of an integral double garage which is currently used as a studio . A paved area to the front providing useful off road parking. The rear enclosed garden is made up of a patio area with decking and raised beds. A spacious family home.

## Floor plan:



Total area: approx. 87.5 sq. metres (942.3 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

16, St. Johns Gardens, Mossley, ASHTON-UNDER-LYNE, OL5 0SS	Dwelling type: Mid-terrace house Date of assessment: 07 August 2009 Date of certificate: 07 August 2009 Reference number: 0457-2883-6880-0501-2965 Total floor area: 82 m <sup>2</sup>	
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	
Current	Potential
A (91-100)	
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	71
F (41-50)	56
G (1-40)	

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A (1-10)	
B (11-20)	
C (21-30)	
D (31-40)	
E (41-50)	67
F (51-60)	
G (61-70)	50

Not environmentally friendly - lower CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

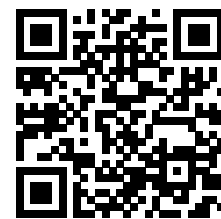
	Current	Potential
Energy use	353 kWh/m <sup>2</sup> per year	230 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	3.1 tonnes per year
Lighting	£82 per year	£41 per year
Heating	£605 per year	£431 per year
Hot water	£210 per year	£148 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings' energy performance.  
 For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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