



## Loughrigg Close, Manchester, M29

**£330,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

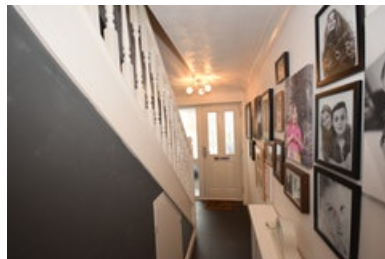
HouseSimple is pleased to present this property in Manchester.

### Key features:

- Four Bedrooms
- Three Reception Rooms
- Study
- Utility
- Stylish Open Plan Living
- Popular Location

## Extra info:

- **Property Age:** 23 years
- **Council Tax:** Band D (£1566.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Housesimple are offering for sale this extended four bedroom detached property in the popular area of Astley. The property benefits from its proximity to local primary and secondary schools and various amenities including great transport links into Manchester, Liverpool, Wigan, and Bolton.

You may be mistaken for thinking that this property is typical of the other four-bedroom properties in this area, this one sits in a prime location on a cul-de-sac offering a peaceful setting with a large private enclosed garden to the rear. The owners have taken full advantage of the position by creating a superb side extension. This has created a study, utility room plus a stunning open plan kitchen diner that offers a very flexible space with a living room and dining room area. The kitchen features an island unit and sleek modern units and worktops. There are bi-fold doors allowing access into the mature garden, a perfect spot for outdoor entertaining in the warmer months. Other rooms downstairs include a formal living room, downstairs WC and another flexible space currently used as a home gym. Upstairs there is a modern family bathroom plus four bedrooms, the master suite coming complete with an ensuite shower room.

If you are looking for a stunning family home that is in immaculate condition throughout and offers an array of impressive reception rooms in a popular location then this one is worth booking a viewing on. Call or click 24/7 to book a viewing.

## Floor plan:



Total Area: 143.5 m<sup>2</sup> ... 1545 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Performance Certificate:

Energy Performance Certificate

**12, Loughrigg Close, Astley, Tyldesley, MANCHESTER, M29 7GD**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0363-2861-7986-9001-7811
<b>Date of assessment:</b> 09 August 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 15 August 2019	<b>Total floor area:</b> 147 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,825</b>
<b>Over 3 years you could save</b>	<b>£ 1,017</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 1,017 over 3 years                 </div>
Heating	£ 2,982 over 3 years	£ 2,304 over 3 years	
Hot Water	£ 570 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 3,825</b>	<b>£ 2,808</b>	

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  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs

Current	Potential
63	80

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.

**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 (solid floor)	£4,000 - £6,000	£ 180
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 723
3 Solar water heating	£4,000 - £6,000	£ 117

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](http://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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To book a viewing scan this code

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