

## Milnrow Road, Rochdale, OL16

**£165,000**

Offers Over

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

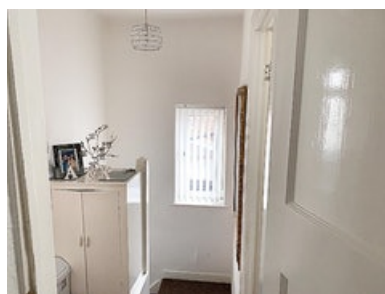
Guide Price £165,000 - £175,000. MUST SEE | CLOSE TO ROCHDALE TOWN CENTRE | FINISHED TO A HIGH STANDARD THROUGHOUT | 3 BED | DOUBLE DRIVEWAY | EXTENSION POTENTIAL STP | Are you looking for A 'READY-TO-MOVE-INTO' family home? .. This fabulous three bedroom semi-detached

## Key features:

- MUST SEE
- FAMILY HOME
- POPULAR LOCATION
- EXTENSION POTENTIAL
- DOUBLE DRIVEWAY
- CLOSE TO AMENITIES

## Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band b (£1371.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway

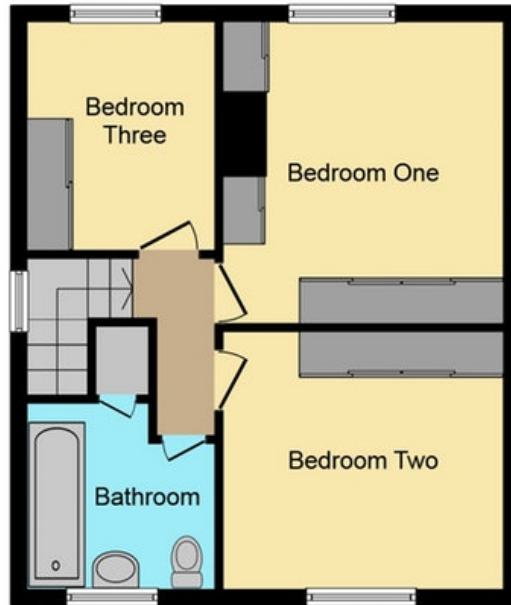


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Are you looking for A 'READY-TO-MOVE-INTO' family home? .. This fabulous three bedroom semi-detached property situated on the popular Milnrow Road, offers deceptively spacious accommodation with further potential to extend subject to planning permissions. This home boasts a convenient location with easy access to local amenities, shops, schools and with an array of public transport links closeby. Internal accommodation comprises; entrance hallway, lounge, conservatory and fitted kitchen. To the first floor there are three bedrooms and a three piece bathroom suite. Externally there is a double driveway to the front and enclosed garden to the rear. Viewings are highly recommended to fully appreciate what this fabulous home has to offer.

**Floor plan:**



**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

Energy Performance Certificate

226 Milrow Road  
ROCHDALE  
Lancashire  
OL16 5BB

Dwelling type: Semi-detached house  
Date of assessment: 20 April 2010  
Date of certificate: 20 April 2010  
Reference number: E706-7604-1429-0726-7403  
Type of assessment: RpsSAP, existing dwelling  
Total floor area: 67 m<sup>2</sup>

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

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-----------|
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (54-68) D                                   | 68      | 73        |
| (39-53) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

Not energy efficient - higher running costs

Environmental Impact (CO<sub>2</sub>) Rating

| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
|---|---------|-----------|
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (54-68) D   | 68      | 63        |
| (39-53) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales** 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.

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of a 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               | 275 kWh/m <sup>2</sup> per year | 232 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 3.1 tonnes per year             | 2.6 tonnes per year             |
| Lighting                 | £43 per year                    | £34 per year                    |
| Heating                  | £476 per year                   | £422 per year                   |
| Hot Water                | £106 per year                   | £87 per year                    |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

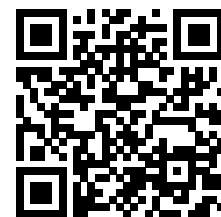
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

### MISREPRESENTATION ACT, 1967.

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