



Ashton Road, Woodhouses Village, Manchester, M35

£230,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

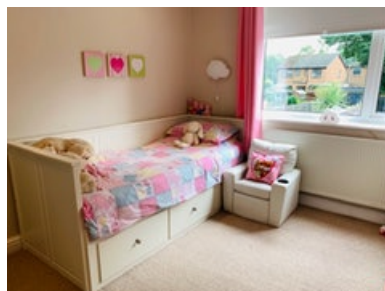
We are delighted to offer for sale this deceptively spacious, modern & extended 2 bedroom cottage, situated in the highly sought after Woodhouses Village The property benefits from UPV double glazing & Combi gas central heating. Briefly comprises: Entrance vestibule,

Key features:

- Modern Whilst Retaining Original Features
- Highly Sought After Location
- Good Sized Bedrooms
- Off Road parking at rear
- Large Garden
- Deceptively Spacious
- Ideal for a first time buyer
- Primary schools in walking distance
- Suburban

Extra info:

- **Property Age:** 145 years
- **Council Tax:** Band C (£1570.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



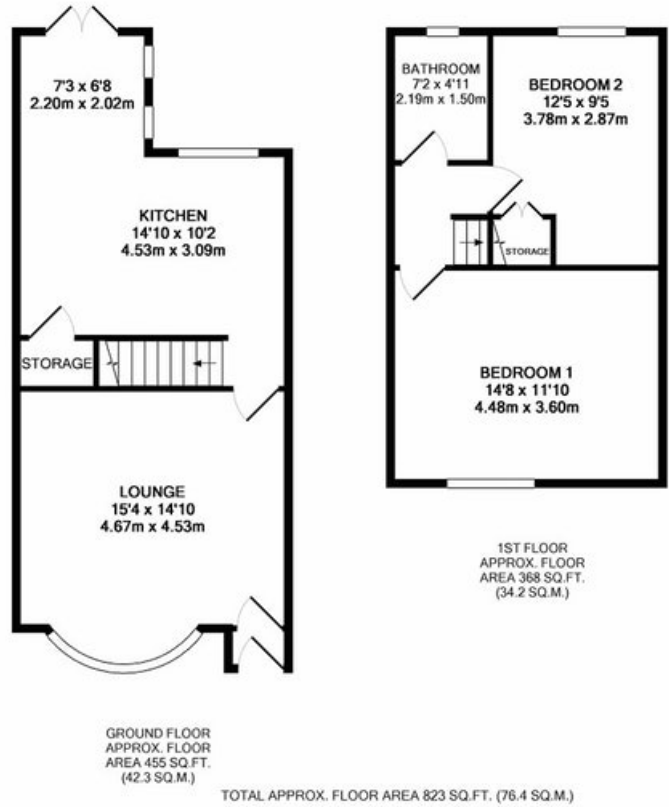
NO ONWARD CHAIN- MOTIVATED SELLERS

We are delighted to offer for sale this deceptively spacious, modern & extended 2 bedroom cottage, situated in the highly sought after **Woodhouses Village**.

The property benefits from UPV double glazing & Combi gas central heating. Briefly comprising of: Entrance vestibule, lounge, dining kitchen with extension to rear, 2 double bedrooms and a modern 3 piece bathroom to the first floor. Externally the property has a garden to the front. To the rear there is a courtyard area, driveway and mature garden with patio area.

The property is walking distance to a number of schools and is perfect for first time buyers or young families.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

9, Ashton Road, Failsworth, MANCHESTER, M35 9WL

Dwelling type: Mid-terrace house	Reference number: 2388-2036-7202-2704-3920
Date of assessment: 28 February 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 March 2014	Total floor area: 78 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:	£ 2,505
Over 3 years you could save	£ 462

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 144 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 462 over 3 years</p> </div>
Heating	£ 1,983 over 3 years	£ 1,686 over 3 years	
Hot Water	£ 300 over 3 years	£ 213 over 3 years	
Totals	£ 2,505	£ 2,043	

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 Internal or external wall insulation	£4,000 - £14,000	£ 309
2 Low energy lighting for all fixed outlets	£30	£ 68
3 Solar water heating	£4,000 - £6,000	£ 88

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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