



## Crosslands Road, Manchester, M28

**£229,950**

Offers in Excess of

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

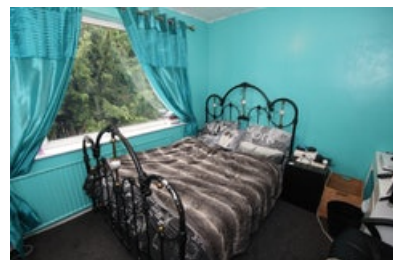
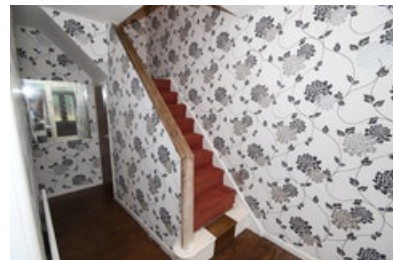
..... SEMI DETACHED PROPERTY WITH A SUBSTANTIAL PLOT FOR DEVELOPMENT.... HouseSimple is pleased to present this property in a prime quiet location in the suburbs of Manchester/Boothstown. Within close proximity to the villages of Boothstown, Astley and Worsley, and easy commuting links

## Key features:

- Semi detached property
- 3 Bedrooms
- Lounge
- Kitchen/Diner
- Bathroom and separate WC
- GCH
- Full UPVC
- Substantial Plot
- Off Street parking
- Sought after area

## Extra info:

- **Property Age:** 54 years
- **Council Tax:** Band C (£137.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



**..... SEMI DETACHED PROPERTY WITH A SUBSTANTIAL PLOT FOR DEVELOPMENT.....**

HouseSimple is pleased to present this property in a prime quiet location in the suburbs of Manchester/Boothstown.

Within close proximity to the villages of Boothstown, Astley and Worsley, and easy commuting links to Manchester, Liverpool and the national motorway networks. This property has ample potential for development, with a large sized garden to the rear and side and front gardens, a driveway for 4-5 off road parking and a garage with a 'den'/office attached.

The property itself consists of an entrance hall leading to lounge with patio doors leading to the side garden, dining room/kitchen. Stairs leading to bathroom - sink, bath and walk-in shower, separate wc, 2 double sized bedrooms and a single bedroom.

The land with this property is unusual for this area and there is potential for extending the property.

Excellent amenities and schools are within walking distance.

Early viewing is recommended. Click or phone now to view this property

**Floor plan:**

## Energy Performance Certificate:

**Energy Performance Certificate**

**32, Crosslands Road, Worsley, MANCHESTER, M28 1JH**

**Dwelling type:** Semi-detached house      **Reference number:** 8701-7228-6640-7671-0996  
**Date of assessment:** 19 August 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 19 August 2019      **Total floor area:** 119 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>£ 4,509</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,551</b> |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings   |
| Lighting                            | £ 363 over 3 years   | £ 240 over 3 years   | <div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save <b>£ 1,551</b> over 3 years                 </div> |
| Heating                             | £ 3,792 over 3 years | £ 2,496 over 3 years |  |
| Hot Water                           | £ 354 over 3 years   | £ 222 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 4,509</b>       | <b>£ 2,958</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**

| <p style="font-size: small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) <b>A</b></p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) <b>B</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) <b>C</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) <b>D</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) <b>E</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) <b>F</b></p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) <b>G</b></p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 50%; text-align: center;"> <table border="1" style="margin: auto;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">50</td> <td style="text-align: center; font-size: 2em;">75</td> </tr> </table> </div> </div> | Current   | Potential | 50 | 75 | <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> |
|---|-----------|-----------|----|----|--|
| Current   | Potential |           |    |    |  |
| 50  | 75        |           |    |    |  |

**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 | £ 861                        |
| 2 Low energy lighting for all fixed outlets | £30              | £ 105                        |
| 3 Heating controls (room thermostat)        | £350 - £450      | £ 180                        |

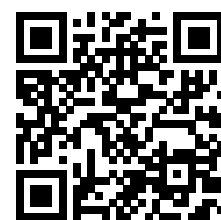
See page 3 for a full list of recommendations for this property.

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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### MISREPRESENTATION ACT, 1967.

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