

Hinchley Road, Manchester, M9

£200,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

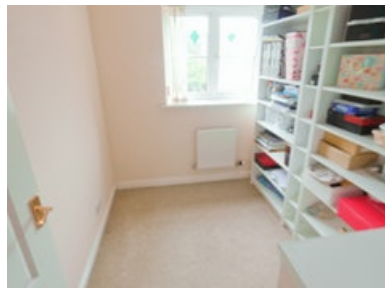
Beautifully presented detached house. Situated in a quiet residential location, close to local amenities. Within a short commute to Manchester City Centres and motorway access leading to Leeds and Liverpool. Offering superb family accommodation that briefly comprises of an entrance hallway, lounge, d

Key features:

- Modern style
- En suite
- Drive
- No Onward Chain

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band c (£1463.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

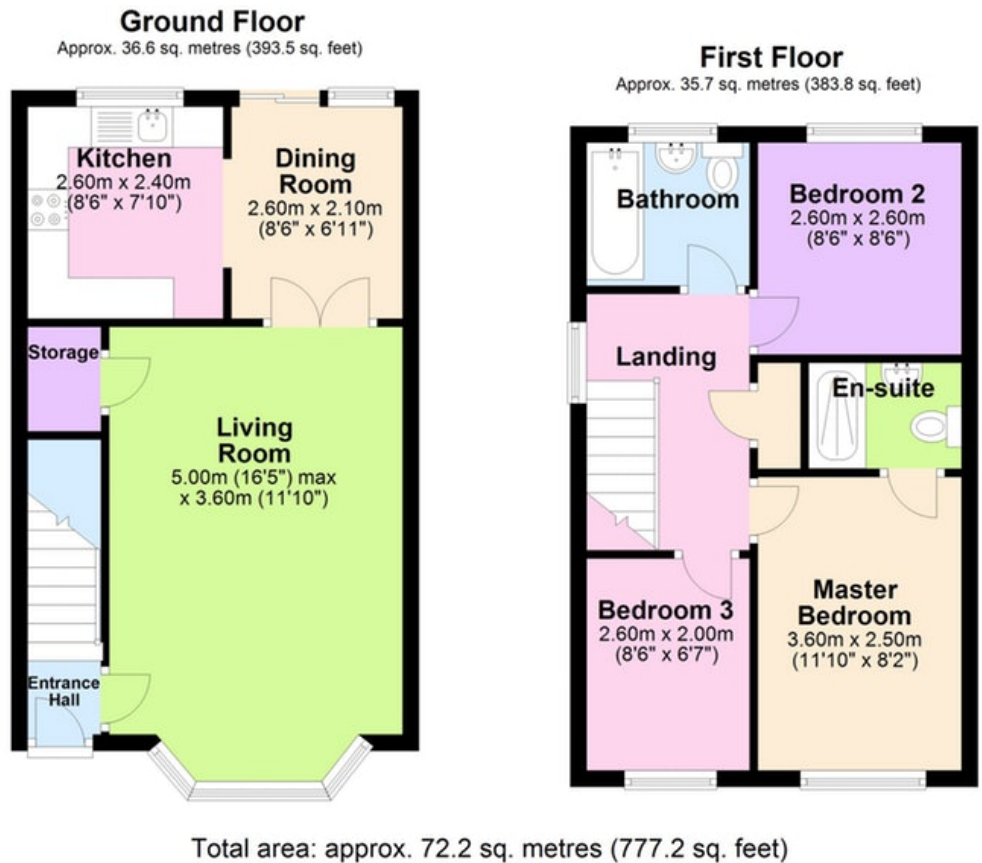


Beautifully presented detached house!

Situated in a quiet residential location, close to local amenities. Within a short commute to Manchester City Centres and motorway access leading to Leeds and Liverpool. Offering superb family accommodation that briefly comprises of an entrance hallway, lounge, dining room, fitted kitchen, three good sized bedrooms, master bedroom with an en-suite shower room and a three-piece bathroom suite. Externally the property offers matured gardens to the front and rear with off road parking for up to five cars.

No Onward Chain and viewings are highly recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

12, Hinchley Road, MANCHESTER, M9 7FG

Dwelling type: Detached house	Reference number: 0666-2866-7418-9791-6161
Date of assessment: 16 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 September 2019	Total floor area: 65 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:	£ 2,151
Over 3 years you could save	£ 489

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 489 over 3 years </div>
Heating	£ 1,464 over 3 years	£ 1,296 over 3 years	
Hot Water	£ 423 over 3 years	£ 201 over 3 years	
Totals	£ 2,151	£ 1,662	

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
64	84

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 Increase loft insulation to 270 mm	£100 - £350	£ 63
2 Floor insulation (suspended floor)	£800 - £1,200	£ 75
3 Low energy lighting for all fixed outlets	£30	£ 84

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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