



## Blue Bell Avenue, Manchester, M40

**£198,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 3

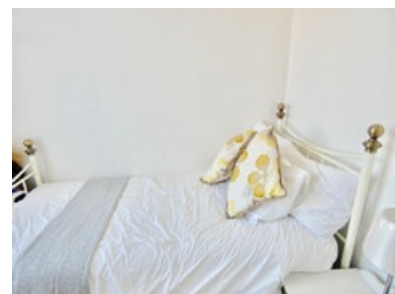
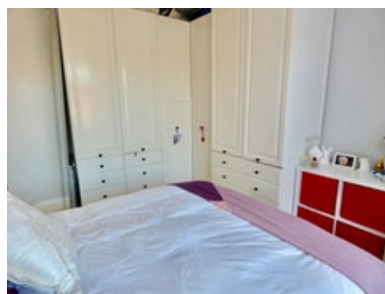
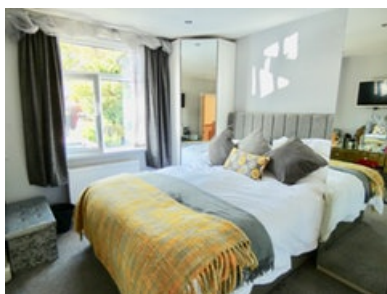
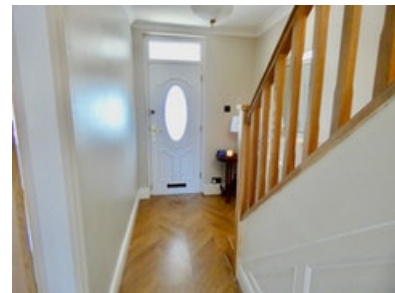
We at HouseSimple are delighted to offer for sale this lovely extended three bedroom detached house which is close to local amenities with schools and shops, also motorway networks and access to the city centre very easy. The beautiful accommodation on offer briefly comprises double glaz

## Key features:

- Extended
- Detached
- Three Bedrooms
- Fantastic Home
- Beautiful Rear Extension
- Well Presented
- Double Glazed
- Gas Central Heating
- Viewing REcommended

## Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band C (£1463.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** years remaining



We at HouseSimple are delighted to offer for sale this lovely extended three bedroom detached house which is close to local amenities with schools and shops, also motorway networks and access to the city centre very easy.

The beautiful accommodation on offer briefly comprises double glazed entrance porch into hallway with wood effect flooring, solid oak stairs and spindles to the first floor. To the front of the house with double glazed bay window is the dining rooms with oak effect flooring, behind this room is the lounge area featuring fire surround oak effect flooring, a door off the hallway leads to the garage; ideal utility area for washing machine.

To the rear there is a lovely glass roof extension with tile effect flooring where we find the breakfast kitchen with a range of base and wall units finished in grey; double oven, integrated fridge and freezer integrated dishwasher, island with electric hob, stainless steel sink, ample space for table and double glazed door to the rear garden.

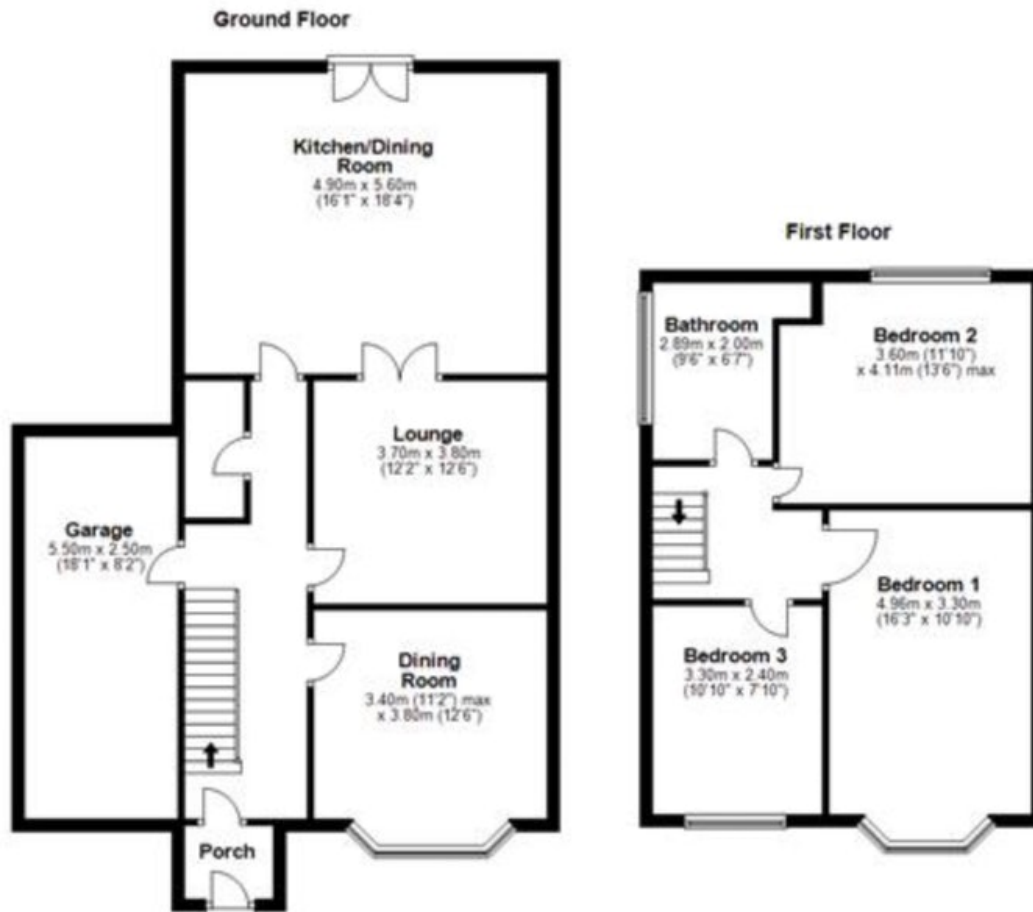
To the first floor there are three good size bedrooms; two bedrooms with fitted furniture and the family bathroom which has a tiled floor, vanity unit with W.C. and wash hand basin, panel bath, shower cubicle and heated towel rail.

To the front of the property is block paved with two driveways giving off road parking and access to the garage.

To the rear there is Indian Stone patio, artificial lawn, established mature and attractive beds and a garden shed.

**A beautiful presented property and Viewing is Highly Recommended.**

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**19, Blue Bell Avenue, MANCHESTER, M40 9PS**

**Dwelling type:** Detached house      **Reference number:** 8809-8476-8629-5907-3113  
**Date of assessment:** 03 September 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 10 September 2019      **Total floor area:** 106 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>£ 3,213</b>
<b>Over 3 years you could save</b>	<b>£ 672</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 672 over 3 years                 </div>
Heating	£ 2,637 over 3 years	£ 2,130 over 3 years	
Hot Water	£ 276 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 3,213</b>	<b>£ 2,541</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**

	Current	Potential	
Very energy efficient - lower running costs			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.
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	61	78	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs			(1-20) <b>G</b>

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 387
2 Floor insulation (suspended floor)	£800 - £1,200	£ 123
3 Low energy lighting for all fixed outlets	£25	£ 72

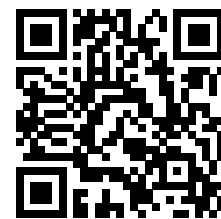
See page 3 for a full list of recommendations for this property.

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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