



Norton Avenue, Sale, M33

£325,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

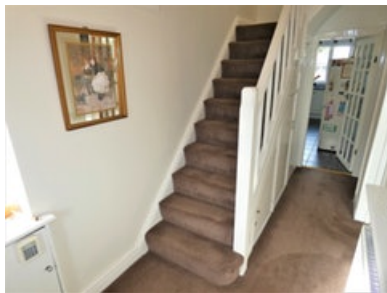
GUIDE PRICE £325,000 - £350,000. HouseSimple is pleased to present this property in Sale. Set down in a quiet residential road you can find this well presented and well maintained three-bedroom semi detached home. Certainly improved over the years and extended to the side and rear

Key features:

- Off-Road Parking
- Extended to the Side & Rear
- Diverse Rear Garden
- Two Double Bedrooms
- A MUST VIEW

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1380.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



GUIDE PRICE £325,000 - £350,000.

Set down in a quiet residential road you can find this well presented and well maintained three-bedroom semi detached home. Certainly improved over the years and extended to the side and rear, this home still offers opportunities to develop and make your own. Enter the property into a welcoming reception hallway, with stairs rising to the first floor landing with generous under stairs storage cupboards. To the front of the property is the dining room, posting a curved bay window to the front, acting as an attractive feature and flooding the room in natural light. The dining room then opens up into the lounge to the rear, also accessible from the hallway. The lounge has been extended to the rear and has sliding patio doors to the rear leading out to the garden. The kitchen has an exterior door leading out to the side access, and comprises a range of fully fitted kitchen units with work surfaces over, with space and plumbing for various appliances and tiling to splash back areas. To the first floor there are two generous double bedrooms, the master of which benefits from a curved bay window and fitted wardrobes, as well as a further single bedroom. Finally there is a spacious three-piece family bathroom suite with fitted units. To the front of the property there is a manicured lawn area, alongside a paved driveway providing off-road parking for multiple vehicles as well as gated access up the side. To the rear, this diverse garden is mainly laid to lawn, with a patio area and raised decked area, ideal for outdoor furniture and entertainment. There is a stone walled pond and planters, and to the rear is a storage shed, planter area, and the borders are stocked with a range of mature shrubs and trees. Altogether creating an attractive and colourful rear aspect for you to enjoy. This property is new to the market and ready to live in. Book your viewing online today.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

12, Norton Avenue, SALE, M33 5HE

Dwelling type: Semi-detached house	Reference number: 8405-5556-6629-7507-5113
Date of assessment: 05 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 September 2019	Total floor area: 85 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:	£ 2,247
Over 3 years you could save	£ 447

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 192 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 £ 447 over 3 years</p> </div>
Heating	£ 1,728 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 264 over 3 years	£ 183 over 3 years	
Totals	£ 2,247	£ 1,800	

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: 0.7em;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">(92 plus)</td> <td style="width: 10%; text-align: center;">A</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td style="text-align: center;">(81-91)</td> <td style="text-align: center;">B</td> <td style="text-align: center;">C</td> <td style="text-align: center;">D</td> <td style="text-align: center;">E</td> <td style="text-align: center;">F</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> </tr> <tr> <td style="text-align: center;">(69-80)</td> <td style="text-align: center;">C</td> <td style="text-align: center;">D</td> <td style="text-align: center;">E</td> <td style="text-align: center;">F</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> </tr> <tr> <td style="text-align: center;">(55-68)</td> <td style="text-align: center;">D</td> <td style="text-align: center;">E</td> <td style="text-align: center;">F</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> </tr> <tr> <td style="text-align: center;">(39-54)</td> <td style="text-align: center;">E</td> <td style="text-align: center;">F</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> </tr> <tr> <td style="text-align: center;">(21-38)</td> <td style="text-align: center;">F</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> </tr> <tr> <td style="text-align: center;">(1-20)</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> <td style="text-align: center;">G</td> </tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus)	A							(81-91)	B	C	D	E	F	G	G	(69-80)	C	D	E	F	G	G	G	(55-68)	D	E	F	G	G	G	G	(39-54)	E	F	G	G	G	G	G	(21-38)	F	G	G	G	G	G	G	(1-20)	G	G	G	G	G	G	G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold; color: yellow;">67</td> <td style="font-size: 2em; font-weight: bold; color: green;">84</td> </tr> </table>	Current	Potential	67	84	<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>
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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	£ 243
2 Floor insulation (suspended floor)	£800 - £1,200	£ 66
3 Low energy lighting for all fixed outlets	£20	£ 57

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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