



Manchester Road, Manchester, M29

£170,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 3

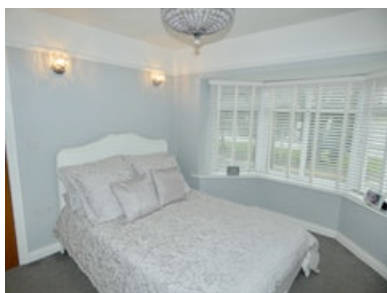
GUIDE PRICE £170,000 - £180,000. We are delighted to offer for sale this beautifully refurbished home which is an absolute credit to its current owners. The property is close to local amenities including shops and schools and ideal for commuting into Manchester City Centre. The a

Key features:

- Semi Detached
- Three Bedrooms
- Fully Refurbished
- Beautiful Home
- Double Glazed
- Gas Central Heating
- Viewing Highly Recommended

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1218.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 999 years remaining



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The accommodation on offer briefly comprises entrance hall with oak effect laminate flooring and oak doors, throughout into the lounge/dining areas fitted woodburner, french doors to the rear. The kitchen to the rear of the property has a tiled floor, a range of base and wall units with worktops, integrated fridge and washin machine, built in oven and hob.

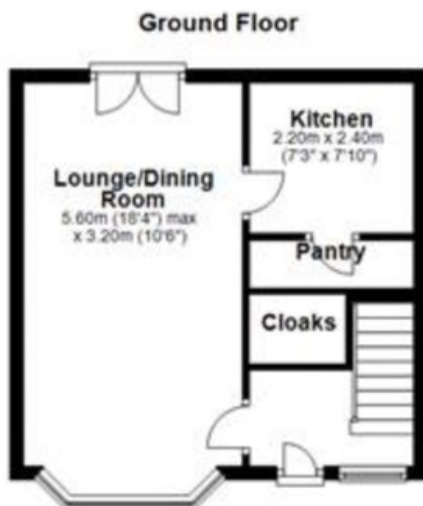
To the first floor there are three bedrooms. The bathroom is fully tiled, W.C, pedestal wash hand basin, panel bath with shower over head attachment and screen and chrome heated towel rail.

To the front there is pebbled frontage giving off road parking for four cars and flagged pathway.

To the rear is flagged patio with steps down to lower patio and lawn, garden shed and fenced boundaries.

Viewing Highly Recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

267, Manchester Road, Astley, Tyldesley, MANCHESTER, M29 7DZ

Dwelling type: Semi-detached house	Reference number: 8824-7521-2420-0727-6906
Date of assessment: 03 September 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 September 2014	Total floor area: 68 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:	£ 3,252
Over 3 years you could save	£ 1,464

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 132 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,464 over 3 years </div>
Heating	£ 2,214 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 858 over 3 years	£ 234 over 3 years	
Totals	£ 3,252	£ 1,788	

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: xx-small;">Very energy efficient - lower running costs</p> <div style="display: flex; align-items: center;"> <div style="width: 100%; border-left: 2px solid #0070c0; border-right: 2px solid #0070c0; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%); font-weight: bold;">49</div> <div style="position: absolute; top: -10px; right: 50%; transform: translate(50%, -50%); font-weight: bold;">84</div> </div> </div> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	<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 Increase loft insulation to 270 mm	£100 - £350	£ 84
2 Floor Insulation	£800 - £1,200	£ 204
3 Increase hot water cylinder insulation	£15 - £30	£ 105

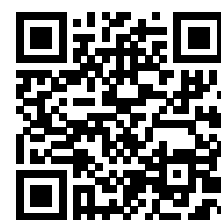
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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