

Kilmaine Avenue, Manchester, M9

£139,995

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 3

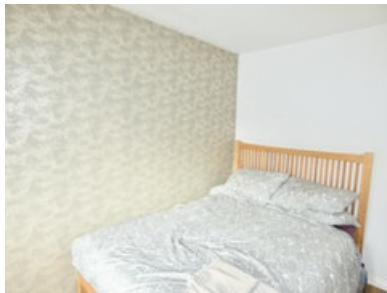
We are delighted to offer for sale this lovely three bedroom town house, ideal for a first time buyer or investment buyer. Close to local amenities including shops and schools, with easy access to motorway networks and city centre. The accommodation on offer briefly comprises entrance hall wit

Key features:

- End Town House
- Three Bedrooms
- Cloaks/W.C.
- Double Glazed
- Gas Central Heating
- Great for First Time Buyers
- Viewing Recommended

Extra info:

- **Property Age:** 14 years
- **Council Tax:** Band B (£1280.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** years remaining



We are delighted to offer for sale this lovely three bedroom town house, ideal for a first time buyer or investment buyer. Close to local amenities including shops and schools, with easy access to motorway networks and city centre.

The accommodation on offer briefly comprises entrance hall with cloaks/W.C, door into the lounge; double glass and wood doors into dining kitchen. Inti the dining kitchen with ample space for dining table, the kitchen has a range of base and wall units, built in oven and hob, plumbed and space for washing machine, integrated fridge, integrated freezer and tiled floor. French doors to the rear garden.

To the first floor there are three bedrooms; one with fitted sliding wardrobes and a family bathroom.

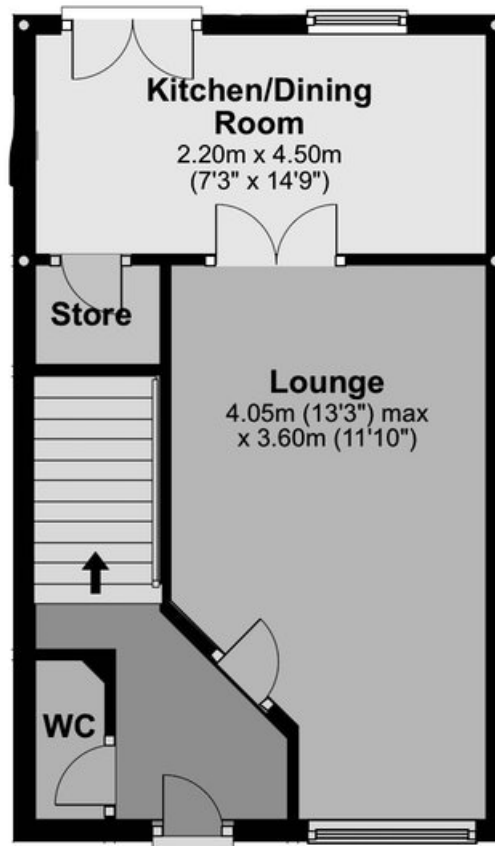
Gardens to the front and rear with parking to the rear.

Viewing Recommended.

Floor plan:

Ground Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Energy Performance Certificate:

Energy Performance Certificate

4 Kilmaine Avenue
MANCHESTER
M9 7FN

Dwelling type: End-terrace house
Date of assessment: 29 April 2010
Date of certificate: 29 April 2010
Reference number: 8600-8424-7720-0591-4926
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	199 kWh/m ² per year	172 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.8 tonnes per year
Lighting	£70 per year	£35 per year
Heating	£309 per year	£300 per year
Hot Water	£115 per year	£102 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

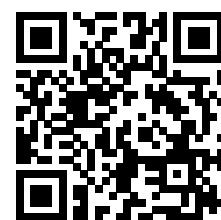
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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