



Tulip Close, Oldham, OL9

£250,000

None

Tenure: Leasehold, **Bedrooms:** 3

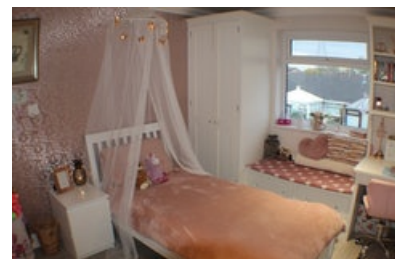
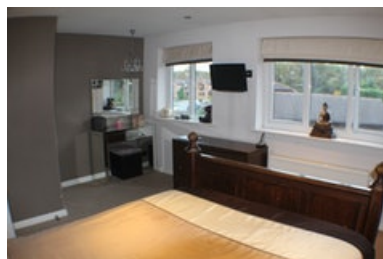
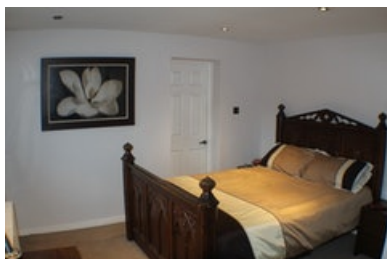
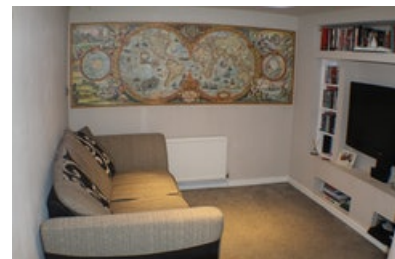
*** STUNNING PROPERTY MODERN THROUGHOUT *** NO CHAIN *** This beautiful property is extremely spacious and would make a great home. Situated on a small cul de sac on the popular firwood park estate. The Lounge area is spacious and tastefully decorated. The very spacious open plan kitchen is

Key features:

- garden
- outhouse
- Conservatory
- extension
- ensuite
- open plan kitchen
- cul-de-sac
- Firwood Park
- GUIDE PRICE

Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band C (£1350.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 70 years remaining
Ground Rent: £75.00 per-annum
Maintenance Company: N/a



***** STUNNING PROPERTY MODERN THROUGHOUT**

This beautiful property is extremely spacious and would make a great home. Situated on a small cul de sac on the popular firwood park estate.

The Lounge area is spacious and tastefully decorated.

The very spacious open plan kitchen is a real feature on the ground floor and is finished to a very high standard, complete with integrated appliances and granite work surfaces.

The Conservatory is large and looks out onto a wonderful rear garden which is large and well maintained

There is a utility room attached to the conservatory, through which there is a second reception room which is very tasteful and provides lots of privacy.

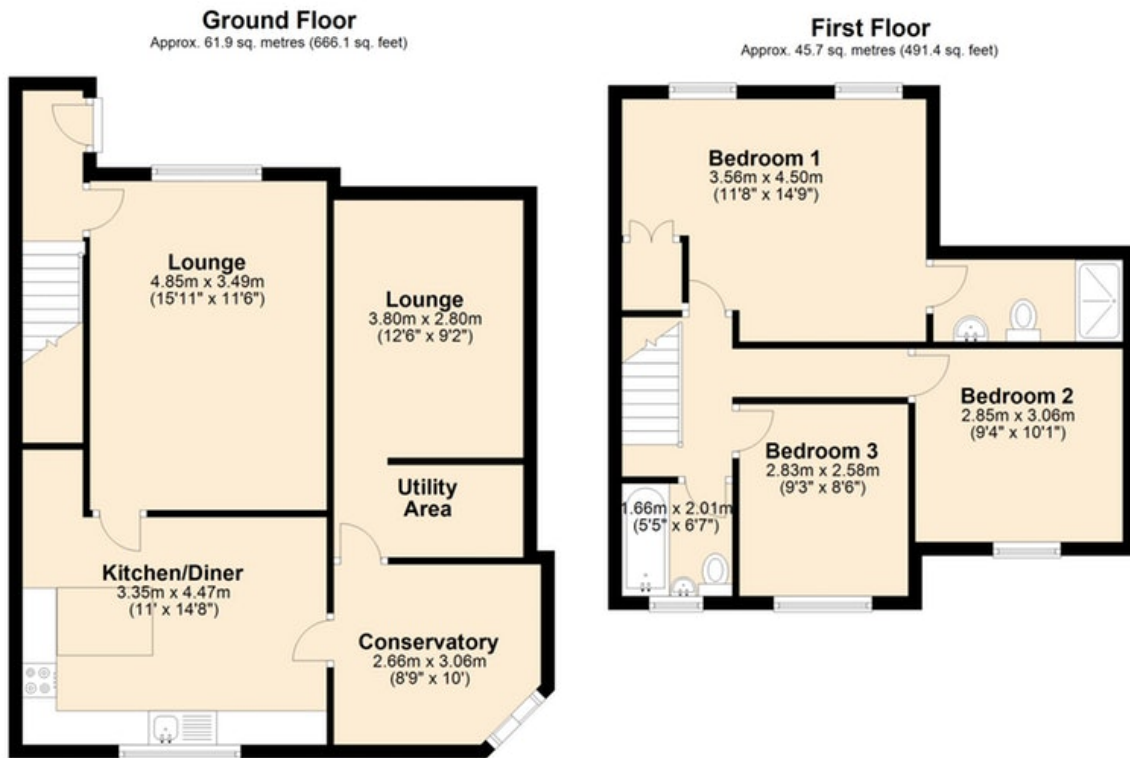
The outhouse to the rear can easily be used as an office, study or play room etc.

Upstairs all the rooms are large and the master bedroom comes with a very nice ensuite.

The main bathroom is modern and finished to a high standard.

This is a beautiful house in a very desirable location due to its proximity to Manchester, transport links and the excellent local schools.

Floor plan:



Total area: approx. 107.5 sq. metres (1157.5 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

10, Tulip Close, Chadderton, OLDHAM, OL9 9TF

Dwelling type: Semi-detached house	Reference number: 8331-6529-4859-0372-7992
Date of assessment: 12 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 November 2019	Total floor area: 109 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:	£ 2,574
Over 3 years you could save	£ 333

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> You could save £ 333 over 3 years </div>
Heating	£ 2,013 over 3 years	£ 1,770 over 3 years	
Hot Water	£ 312 over 3 years	£ 222 over 3 years	
Totals	£ 2,574	£ 2,241	

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: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">70</td> <td style="font-size: 2em;">83</td> </tr> </table> <p style="font-size: x-small;">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.</p>	Current	Potential	70	83
(92 plus) A												
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(21-38) F												
(1-20) G												
Current	Potential											
70	83											

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 147
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 96
3 Solar water heating	£4,000 - £6,000	£ 93

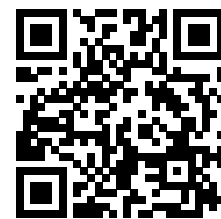
See page 3 for a full list of recommendations for this property.

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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