

Gort Way, Heywood, OL10

£175,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 3

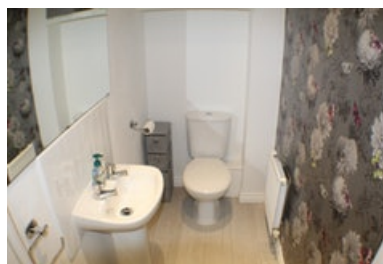
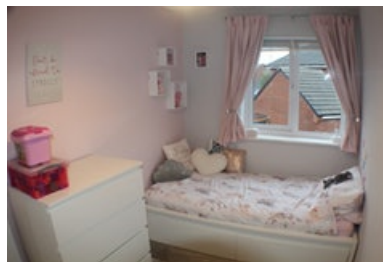
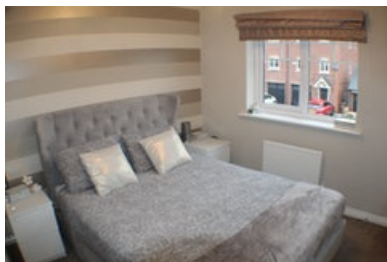
Housesimple is pleased to present this property in Heywood. Viewing is highly recommended for this perfect family home in a highly desirable location, with very close access to local schools and amenities!

Key features:

- En suite
- garden
- driveway
- open plan kitchen

Extra info:

- **Property Age:** 6 years
- **Council Tax:** Band C (£1350.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining



*** STUNNING 3 BEDROOM HOUSE IN A VERY DESIRABLE LOCATION ***

This beautiful 3 bedroom property is decorated to a very high standard and is modern throughout

There is a driveway at the front large enough for two vehicles

The Lounge is spacious and very nicely decorated

The downstairs WC is spacious and modern and conveniently located so as to not open directly into the kitchen or lounge area

The open plan kitchen is a real feature on the ground floor, it is completely modern and finished to an immaculate standard. There is a double door leading out to the rear garden

The garden is very well maintained and has recently been refurbished to include an astroturf base. There is a gate to the rear opening onto a private alleyway

Upstairs all the rooms are spacious and very modern

The master bedroom is beautiful and spacious with a deep fitted wardrobe and an immaculate ensuite

This is a truly beautiful property and will make a great home for a first time buyer and those with a family

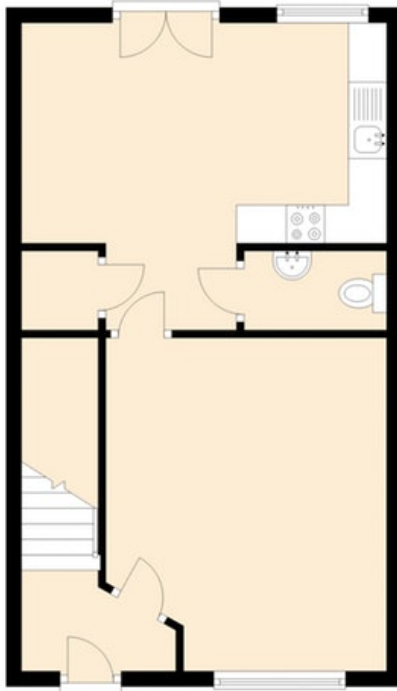
The area is very desirable due to its proximity to Manchester. The M62/M60 is only a few miles away allowing easy access across Greater Manchester as well as the rest of the region

There are several schools within a one mile radius, many of which have been rated as good or above at the most recent Ofsted inspection

Floor plan:

Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

34, Gort Way, HEYWOOD, OL10 1FT

Dwelling type: Mid-terrace house	Reference number: 8682-7330-0729-6219-6996
Date of assessment: 11 October 2012	Type of assessment: SAP, new dwelling
Date of certificate: 11 October 2012	Total floor area: 80 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:	£ 1,212
Over 3 years you could save	£ 162

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 141 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; margin: 0;">You could save £ 162 over 3 years</p> </div>
Heating	£ 717 over 3 years	£ 729 over 3 years	
Hot Water	£ 258 over 3 years	£ 180 over 3 years	
Totals	£ 1,212	£ 1,050	

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; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; font-size: 0.7em;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a1; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c4e0c4; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f1c232; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.2em;">8.1</td></tr> </table>	Current	8.1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.2em;">9.4</td></tr> </table>	Potential	9.4	<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 G (rating 0).</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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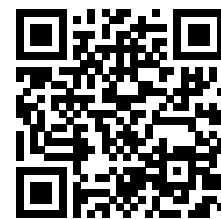
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 84
2 Solar water heating	£4,000 - £8,000	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666

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MISREPRESENTATION ACT, 1967.

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