



## Haven Lane, Oldham, OL4

**£170,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

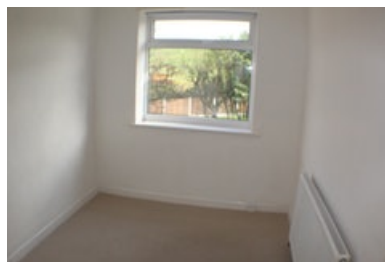
This is a well-maintained three-bedroom semi-detached property, which is situated in a convenient and popular residential area on the edge of open countryside yet with easy access to Shaw Royton and Oldham centres and amenities. The living accommodation, which would be ideal for the young family, co

## Key features:

- driveway
- open plan kitchen
- gas central heated
- double glazed
- New carpet
- New Combi Boiler
- New contemporary gas fire
- addition parking

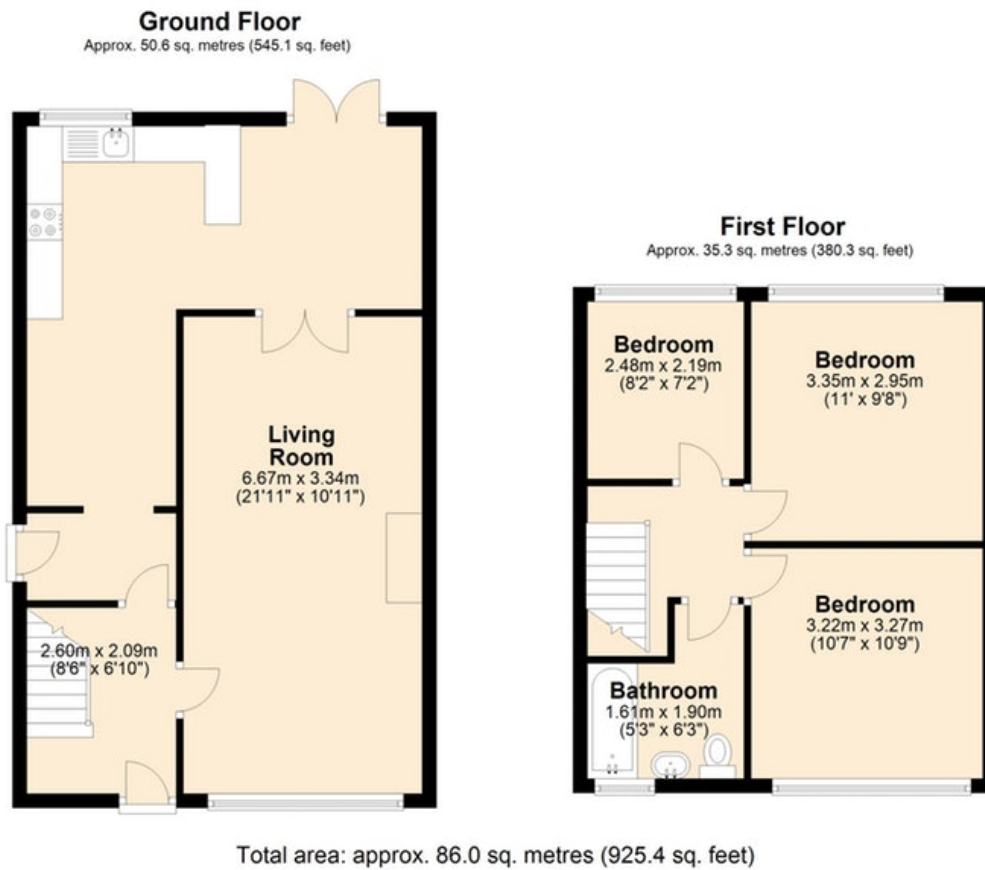
## Extra info:

- **Property Age:** 55 years
- **Council Tax:** Band C (£177.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



This is a well-maintained three-bedroom semi-detached property, which is situated in a convenient and popular residential area on the edge of open countryside yet with easy access to Shaw Royton and Oldham centres and amenities. The living accommodation, which would be ideal for the young family, comprises briefly of entrance porch, hall, lounge, and fully fitted kitchen/diner which includes all white goods and a brand new washing machine. To the first floor, there are three good sized bedrooms, and bathroom/w.c. with shower. There is a garden both to the front and rear of the property and a reinforce large driveway to the front with an additional parking spot for a campervan or secondary vehicle. The property further benefits from the installation of gas fired central heating, double glazed windows and can only be fully appreciated by an internal inspection.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**164, Haven Lane, OLDHAM, OL4 2QQ**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8994-1916-8729-9727-7913
<b>Date of assessment:</b> 29 November 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 30 November 2019	<b>Total floor area:</b> 86 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	£ 2,331
<b>Over 3 years you could save</b>	£ 372

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 195 over 3 years	£ 195 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 £ 372 over 3 years</p> </div>
<b>Heating</b>	£ 1,860 over 3 years	£ 1,569 over 3 years	
<b>Hot Water</b>	£ 276 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,331</b>	<b>£ 1,959</b>	

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: 0.8em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #70ad47; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #c6e0b4; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f0e68c; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e31a1c; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.8em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em; color: green;">69</td> <td style="text-align: center; font-size: 1.5em; color: green;">84</td> </tr> </table>	Current	Potential	69	84
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Current	Potential											
69	84											

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 174
2 Floor insulation (suspended floor)	£800 - £1,200	£ 114
3 Solar water heating	£4,000 - £6,000	£ 81

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](http://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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