



Hillspring Road, Oldham, OL4

£170,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

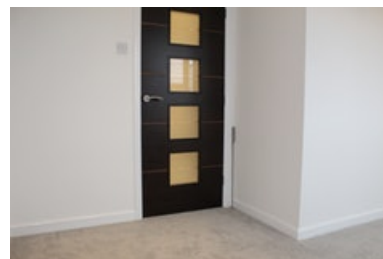
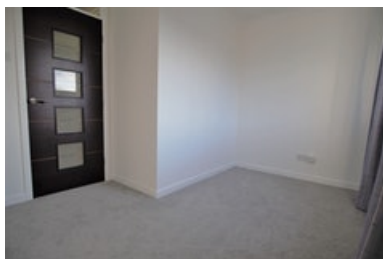
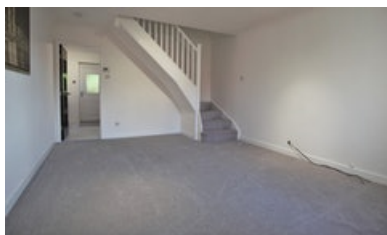
This lovely home is has been recently refurbished and finished to a very high standard throughout. The home has an entrance porch, which leads on to a very generously sized living area. The kitchen is at the rear of the property and has been recently refurbished to include integrated white goods. Ups

Key features:

- Excellent Location
- Integrated White Goods
- Rear Enclosed Garden
- Driveway
- Recently Refurbished
- New Carpets
- No Chain

Extra info:

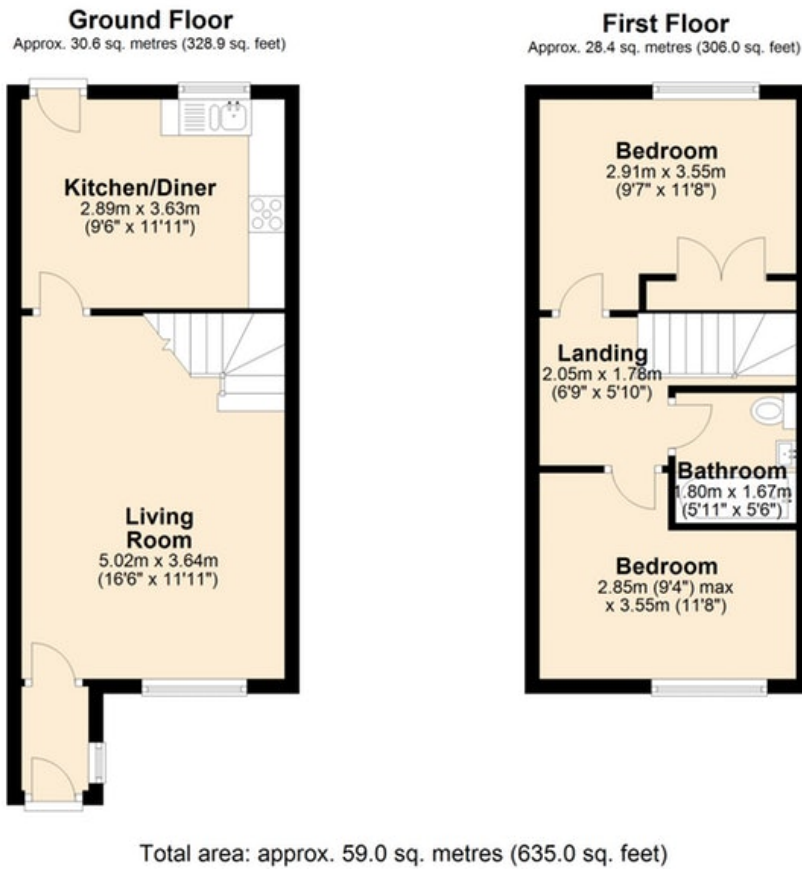
- **Property Age:** 28 years
- **Council Tax:** Band C (£1693.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 971 years remaining
- **Ground Rent:** £75.00 per-annum



This lovely home is has been recently refurbished and finished to a very high standard throughout. The home has an entrance porch, which leads on to a very generously sized living area. The kitchen is at the rear of the property and has been recently refurbished to include integrated white goods. Upstairs has two generously sized double bedrooms as well as a newly fitted, modern three piece bathroom suite with shower over bath. There is a garden and driveway to the front of the home with a rear enclosed garden to the rear.

The home is located close to local amenities with excellent transport links and a choice of schools. Viewings on this property are an absolute must!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

22, Hillspring Road, Springhead, OLDHAM, OL4 4SJ

Dwelling type: Semi-detached house	Reference number: 2808-5953-7239-6771-8934
Date of assessment: 20 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 November 2019	Total floor area: 59 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:	£ 1,629
Over 3 years you could save	£ 159

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 159 over 3 years </div>
Heating	£ 1,206 over 3 years	£ 1,116 over 3 years	
Hot Water	£ 267 over 3 years	£ 198 over 3 years	
Totals	£ 1,629	£ 1,470	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
72	88

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 93
2 Solar water heating	£4,000 - £6,000	£ 69
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 885

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.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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