



Durnford Street, Manchester, M24

£149,999

Or Nearest Offer

Tenure: Leasehold, **Bedrooms:** 3

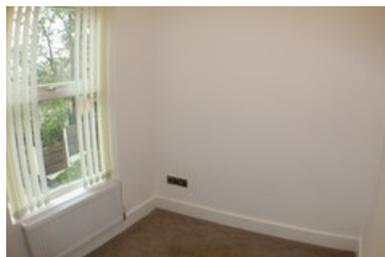
*** BEAUTIFUL PROPERTY WHICH HAS BEEN PROFESSIONALLY UPDATED *** NO CHAIN *** This wonderful property has been carefully modernised and has been renovated to an incredibly high standard The open plan lounge is very spacious and gets plenty of natural light There is a large kitchen which is complet

Key features:

- Wood flooring
- garden
- renovated
- No Chain
- open plan lounge
- downstairs wc

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band A (£950.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 818 years remaining
Ground Rent: £1.94 per-annum



*** BEAUTIFUL PROPERTY WHICH HAS BEEN PROFESSIONALLY UPDATED *** NO CHAIN ***

This wonderful property has been carefully modernised and has been renovated to an incredibly high standard

The open plan Lounge is very spacious and gets plenty of natural light

There is a large kitchen which is completely modern and there is also a downstairs WC

There is a large garden which is not overlooked and offers plenty of privacy

Upstairs, all the bedrooms are large and finished to a very high standard

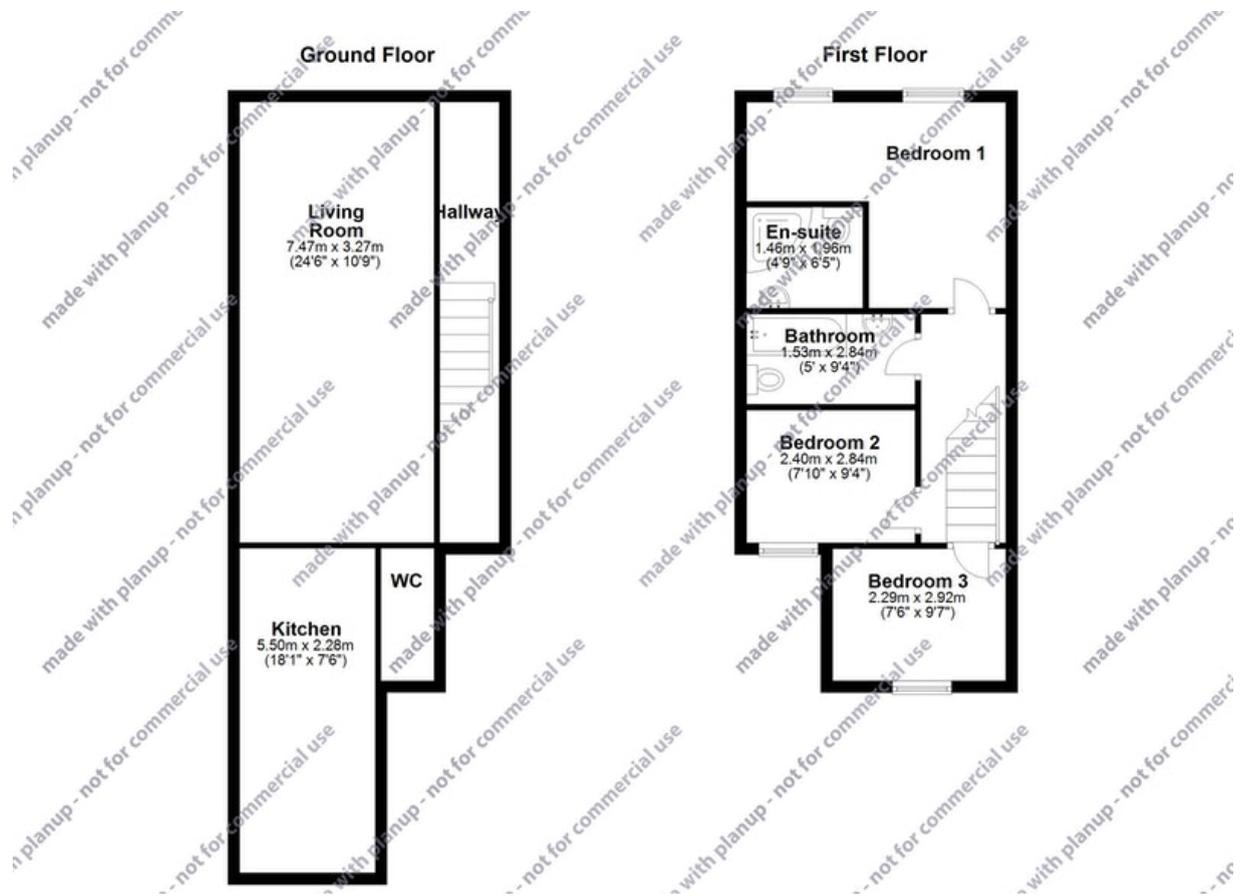
This is a great house and will make someone a great home

The area is extremely desirable due to its proximity to Manchester

It is very close to the M60 motorway as well as major road links in and out of Manchester

There are several schools in the area, a few of which have been rated as good or above in the recent Ofsted inspection

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

123, Durnford Street, Middleton, MANCHESTER, M24 5TS

Dwelling type: Detached house	Reference number: 8095-6924-5740-9301-9906
Date of assessment: 09 April 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 April 2015	Total floor area: 99 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:	£ 4,608
Over 3 years you could save	£ 2,136

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 2,136 over 3 years</p> </div>
Heating	£ 4,101 over 3 years	£ 2,067 over 3 years	
Hot Water	£ 327 over 3 years	£ 225 over 3 years	
Totals	£ 4,608	£ 2,472	

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> <td rowspan="6" style="text-align: center; vertical-align: middle;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center;">45</td> <td style="text-align: center;">79</td> </tr> </table> </td> </tr> <tr> <td style="background-color: #8bc34a; text-align: center;">(81-91) B</td> </tr> <tr> <td style="background-color: #ffc107; text-align: center;">(69-80) C</td> </tr> <tr> <td style="background-color: #ffc107; text-align: center;">(55-68) D</td> </tr> <tr> <td style="background-color: #ff9800; text-align: center;">(39-54) E</td> </tr> <tr> <td style="background-color: #e57373; text-align: center;">(21-38) F</td> </tr> <tr> <td style="background-color: #e57373; text-align: center;">(1-20) G</td> <td style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center;">45</td> <td style="text-align: center;">79</td> </tr> </table>	Current	Potential	45	79	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs	<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 D (rating 60).</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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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,761
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 273
3 Solar water heating	£4,000 - £6,000	£ 102

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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