

Azalea Avenue, Manchester, M18

£90,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

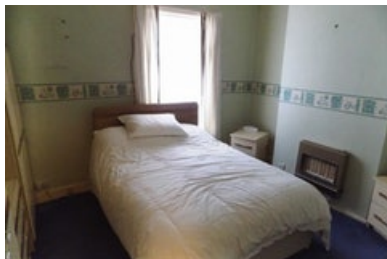
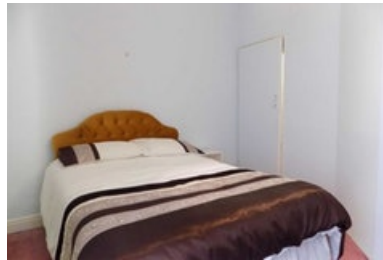
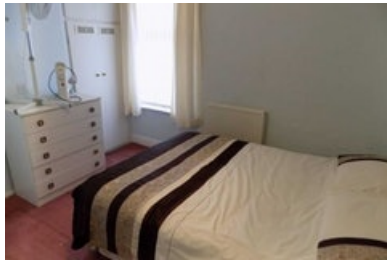
This lovely home is well laid out and is bursting with potential. The entrance porch leads into a comfortable living room complete with gas fire, perfect for those cosy winter nights. The dining room is a great size and leads to a highly functional kitchen. Upstairs, there are two double bedroom

Key features:

- Two Double Bed
- Excellent Transport
- Rear Enclosed Yard
- Two Reception Rooms
- double glazing

Extra info:

- **Property Age:** 81 years
- **Council Tax:** Band A (£1097.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



This lovely home is well laid out and is bursting with potential. The entrance porch leads into a comfortable living room complete with gas fire, perfect for those cosy winter nights. The dining room is a great size and leads to a highly functional kitchen. Upstairs, there are two double bedrooms as well as a three-piece bathroom suite with shower over bath. The home benefits from a rear enclosed yard. This property is bursting with potential and has plenty of scope for improvements.

The home is located close to local amenities and has good transport links. Viewings are a must!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

6, Azalea Avenue, MANCHESTER, M18 8PQ

Dwelling type: Mid-terrace house	Reference number: 8803-7528-5030-6379-8922
Date of assessment: 21 August 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 August 2017	Total floor area: 62 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:	£ 2,262
Over 3 years you could save	£ 768

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 132 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 768 over 3 years </div>
Heating	£ 1,662 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 333 over 3 years	£ 147 over 3 years	
Totals	£ 2,262	£ 1,494	

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

	Current	Potential
	<div style="background-color: #ffc107; border: 1px solid black; padding: 5px; border-radius: 50%; display: inline-block;">61</div>	<div style="background-color: #4caf50; border: 1px solid black; padding: 5px; border-radius: 50%; display: inline-block;">86</div>

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

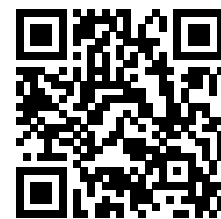
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 309
2 Low energy lighting for all fixed outlets	£45	£ 111
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 219

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.

MISREPRESENTATION ACT, 1967.

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