



Greenside Lane, Manchester, M43

£230,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

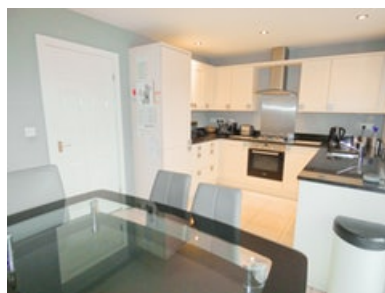
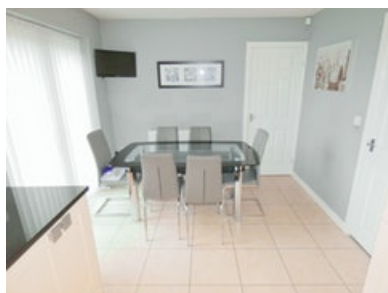
Beautifully presented 3 Bedroom detached property in the heart of Droylsden. This house is ideally located close to local schools and transport links such as M60 motorway and within walking distance to the metro link. Externally the property comprises of; off-road parking-drive way an

Key features:

- En suite
- extended
- front parking
- gas central heated
- double glazed
- 2 Reception Rooms
- large garden
- Detached house

Extra info:

- **Property Age:** 8 years
- **Council Tax:** Band D (£1744.56 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway

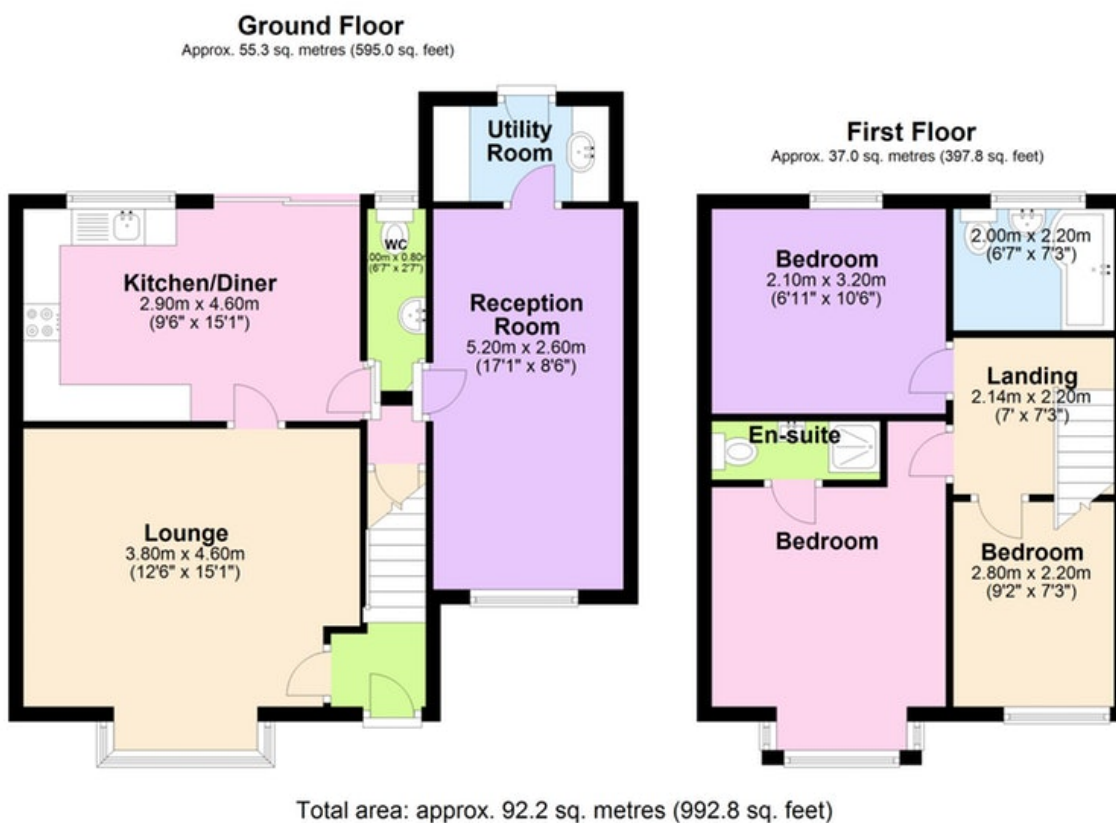


Beautifully presented 3 Bedroom detached property in the heart of Droylsden. This house is ideally located close to local shops/schools and transport links such as M60 motorway and within walking distance to the metro link. Externally the property comprises of; off-road parking-drive way and to the rear, a large south facing garden which has both a lawn and paved area. Internally the property comprises of; entrance hall, living room, modern kitchen/diner with integrated appliances and granite worktop, downstairs toilet, utility room and a 2nd reception room/office. To the first floor, the property has a landing providing access to 3 double bedrooms, with the master containing an en-suite and a family 3 piece family bathroom

Ready to move in and is perfect for families.

Must see!!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

107, Greenside Lane, Droyliden, MANCHESTER, M43 7UT

Dwelling type: Detached house Reference number: 2688-7050-8316-7272-4904
 Date of assessment: 28 April 2012 Type of assessment: SAP, new dwelling
 Date of certificate: 28 April 2012 Total floor area: 83 m²

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: £ 1,644

Over 3 years you could save £ 168

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 132 over 3 years	You could save £ 168 over 3 years
Heating	£ 1,161 over 3 years	£ 1,164 over 3 years	
Hot Water	£ 261 over 3 years	£ 180 over 3 years	
Totals	£ 1,644	£ 1,476	

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

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.

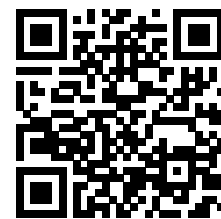
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£5	£ 84
2 Solar water heating	£4,000 - £8,000	£ 81
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 642

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MISREPRESENTATION ACT, 1967.

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