



## Stanley Avenue North, Manchester, M25

**£300,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 3

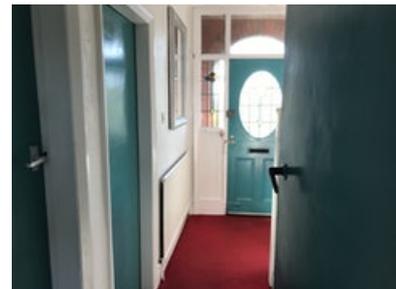
Housesimple is pleased to present this property in Manchester. A characterful three bedroom detached home, in a sought-after location with a friendly neighbourhood. Stanley Avenue North is in the heart of Prestwich Village, with an array of amenities on your doorstep from Beacon Schools and nu

## Key features:

- Detached
- Parking
- Infrastructure
- Beacon schools
- City Centre easily accessible
- Excellent motorway access

## Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band C (£1698.92 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 909 years remaining  
**Ground Rent:** £5.00 per-annum  
**Maintenance Company:** Not applicable



Housesimple is pleased to present this property in Manchester.

A characterful three bedroom detached home, in a sought-after location with a friendly neighbourhood. Stanley Avenue North is in the heart of Prestwich Village, with an array of amenities on your doorstep from Beacon Schools and nursery's, restaurants and bars, shops, supermarkets and places of worship. Besses 'o'th Barn metrolink and buses are just a few minutes walk away and the M60 is close by. There are links to all around Manchester and direct links to Media City.

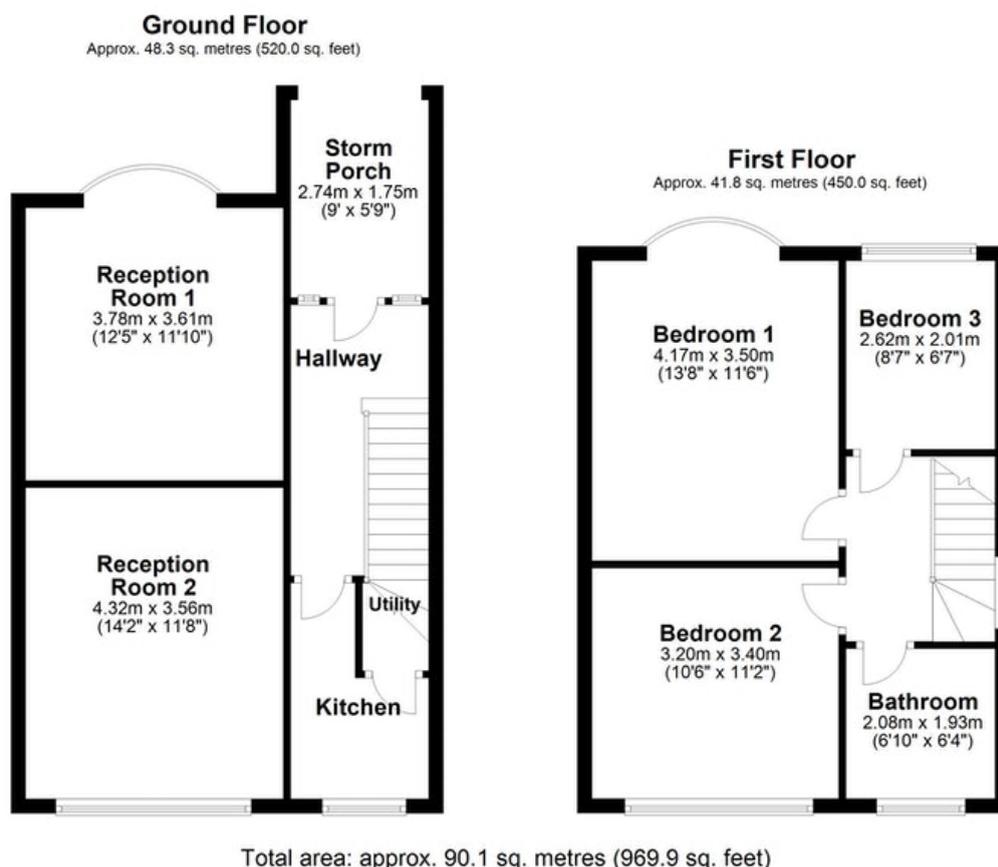
It has a garage, off street parking and a long driveway which offers plenty of parking. Inside this family home is neatly presented and ready to move into.

The ground floor consists of a first reception room with a large bay window and a second reception room to the rear of the property which overlooks the view of the garden. The recently fitted kitchen is sleek and modern with lots of natural light and white units, there is a utility room for extra storage.

Upstairs there are three bedrooms, the master bedroom to the front has a large bay window the second bedroom is a double and overlooks views of the garden. The third bedroom is to the front of the property it is a generous size which can also be used as a double. The bathroom has also been recently fitted and is half-tiled. It has a large non-slip bath with shower and overhead electric shower.

There are established easily maintained gardens to the front and rear with sunshine all day long.

## Floor plan:



## Energy Performance Certificate:

### Energy Performance Certificate

**36, Stanley Avenue North, Prestwich, MANCHESTER, M25 3AT**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 2728-6053-7274-7200-0234
<b>Date of assessment:</b> 22 April 2020	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 29 April 2020	<b>Total floor area:</b> 73 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>	<b>£ 3,906</b>
<b>Over 3 years you could save</b>	<b>£ 2,112</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 294 over 3 years	£ 177 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 2,112 over 3 years</p> </div>
<b>Heating</b>	£ 3,252 over 3 years	£ 1,464 over 3 years	
<b>Hot Water</b>	£ 360 over 3 years	£ 153 over 3 years	
<b>Totals</b>	<b>£ 3,906</b>	<b>£ 1,794</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: x-small;">Very energy efficient - lower running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">41</td> <td style="text-align: center; font-size: 2em;">83</td> </tr> </table>	Current	Potential	41	83	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">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>
Current	Potential					
41	83					

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

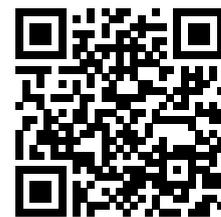
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 666
2 Floor insulation (suspended floor)	£800 - £1,200	£ 210
3 Low energy lighting for all fixed outlets	£30	£ 102

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](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.

### MISREPRESENTATION ACT, 1967.

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