



## Brookside Avenue, Oldham , Saddleworth, Grotton, OL4

**£210,000**

Offers in Excess of

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

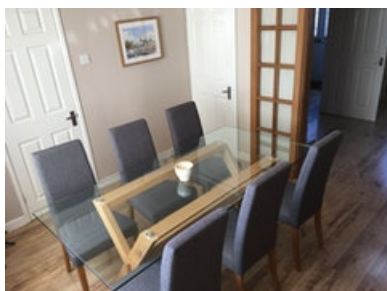
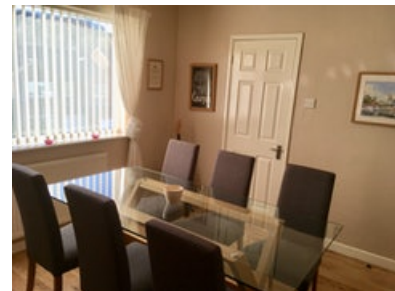
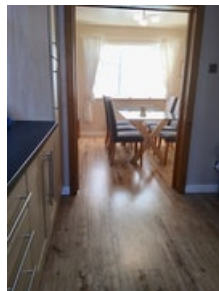
GUIDE PRICE £210,000 - £220,000. A deceptive Semi-detached house offering spacious living accommodation over three floors. Entrance hallway, lounge, open plan kitchen dinner, shower rooms, with a family bathroom, integral garage with electric door. Gardens front and

## Key features:

- converted loft
- En suite
- walkin wardrobe
- gas central heated
- garage
- driveway
- rear private garden
- double glazed

## Extra info:

- **Property Age:** 62 years
- **Council Tax:** Band C (£1688.54 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 960 years remaining  
**Ground Rent:** £10.00 per-annum



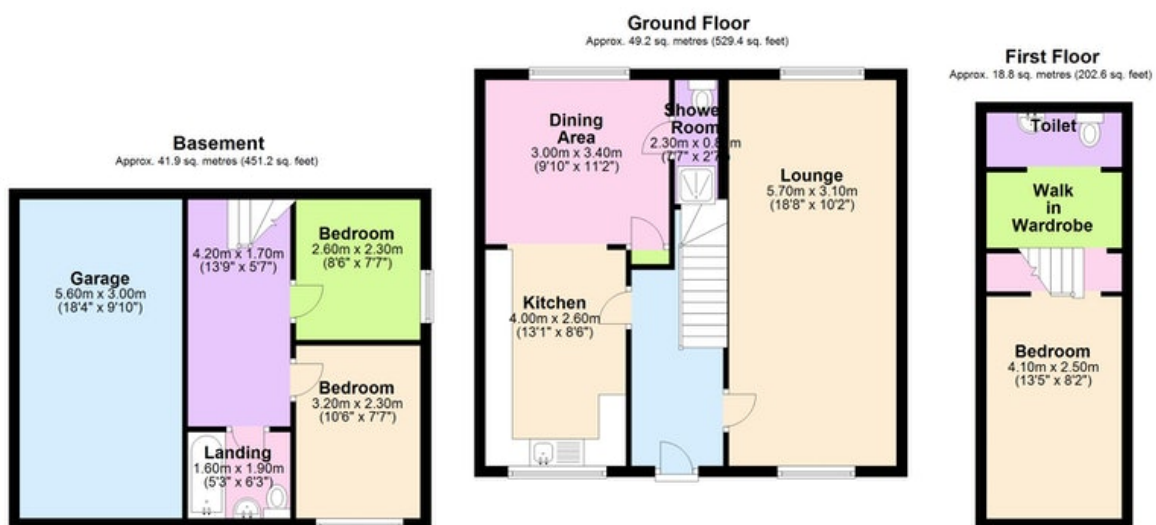
GUIDE PRICE £210,000 - £220,000.

A deceptive Semi-detached house offering spacious living accommodation over three floors. Entrance hallway, lounge, open plan kitchen dinner, shower rooms, with a family bathroom, integral garage with electric door. Gardens front and rear, driveway parking. Well regarded position. A good family home. Gas central is installed and the windows are double glazed.

Externally the property has a beautiful garden at the front whilst at the rear is a good size level lawned garden which is fenced and part decked, driveway parking and an integral garage with electric up and over door.

This is a well proportioned and versatile family home presented to a high standard which is only appreciated by internal inspection.

## Floor plan:



Total area: approx. 109.9 sq. metres (1183.2 sq. feet)

## Energy Performance Certificate:

### Energy Performance Certificate

**25, Brookside Avenue, Grotton, OLDHAM, OL4 4LH**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8310-7527-6630-3958-4202
<b>Date of assessment:</b> 08 March 2020	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 09 March 2020	<b>Total floor area:</b> 96 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>£ 3,444</b>
<b>Over 3 years you could save</b>	<b>£ 1,215</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;">                     You could save £ 1,215 over 3 years                 </div>
Heating	£ 2,796 over 3 years	£ 1,791 over 3 years	
Hot Water	£ 363 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,444</b>	<b>£ 2,229</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="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em;">59</td> <td style="font-size: 2em;">82</td> </tr> </table> <p style="font-size: x-small;">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.</p>	Current	Potential	59	82
(92 plus) <b>A</b>												
(81-91) <b>B</b>												
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Current	Potential											
59	82											

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

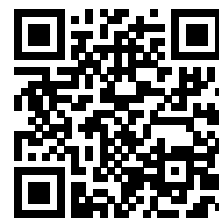
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 456
2 Floor insulation (suspended floor)	£800 - £1,200	£ 318
3 Low energy lighting for all fixed outlets	£20	£ 57

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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