



Rochdale Road, Manchester, M9

£100,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

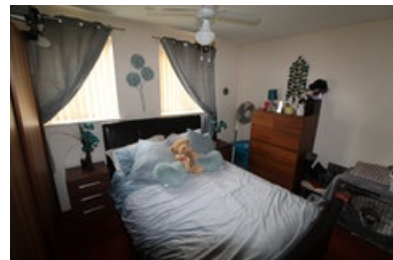
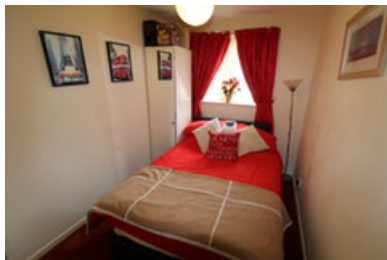
Housesimple is pleased to present this property in Manchester.

Key features:

- parking
- shared garden
- shed
- Wood flooring
- no chain
- security

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band A (£950.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** years remaining
- **Maintenance:** £125.00 per-month



*** BEAUTIFUL APARTMENT IN A VERY DESIRABLE LOCATION *** NO CHAIN ***

This is a truly wonderful apartment located in the Popular Roachdale Road area of Monsall next to the Park

The apartment has been decorated to a very high standard, is modern throughout and ready to be lived in for the foreseeable future without the need for investment

There are shared gardens to the rear, a concreted decking area, and an allocated parking spot

The building has a security controlled entrance

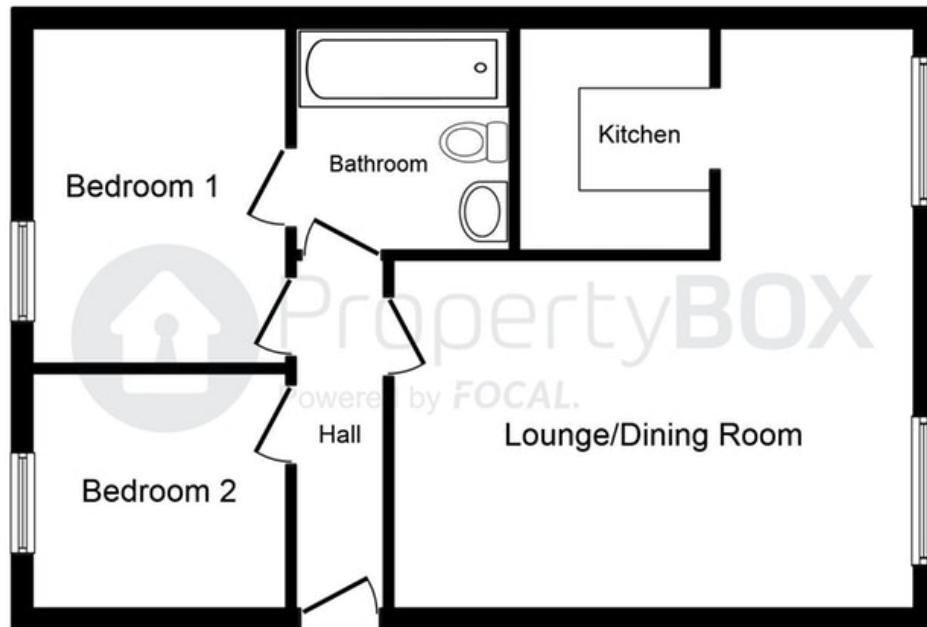
The open plan Lounge and Dining area is spacious and bright leading into the well maintained kitchen

Both bedrooms are comfortable double rooms

The bathroom is very modern and decorated to a high standard

This is a truly wonderful apartment which will make someone a lovely home, being offered with NO CHAIN

Floor plan:



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Performance Certificate:

Energy Performance Certificate

Flat 4, 651, Rochdale Road, MANCHESTER, M9 5SH

Dwelling type: Mid-floor flat	Reference number: 0305-2817-7510-9692-3595
Date of assessment: 13 September 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 September 2012	Total floor area: 53 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:	£ 1,116
Over 3 years you could save	£ 99

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 105 over 3 years	<div style="background-color: #27ae60; color: white; padding: 5px; display: inline-block;"> You could save £ 99 over 3 years </div>
Heating	£ 729 over 3 years	£ 696 over 3 years	
Hot Water	£ 243 over 3 years	£ 216 over 3 years	
Totals	£ 1,116	£ 1,017	

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: #27ae60; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #27ae60; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #27ae60; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #f1c40f; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #f1c40f; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #e67e22; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e67e22; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">77</td><td style="text-align: center;">73</td></tr> </table>	Current	Potential	77	73	<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>
(92 plus) A													
(81-91) B													
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(21-38) F													
(1-20) G													
Current	Potential												
77	73												

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

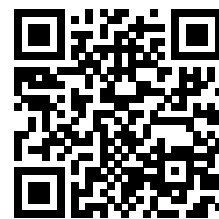
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 33
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 66

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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