

Greetland Drive, Manchester, M9

£110,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

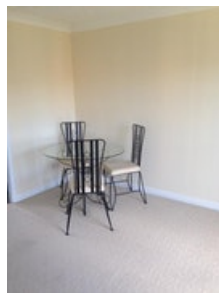
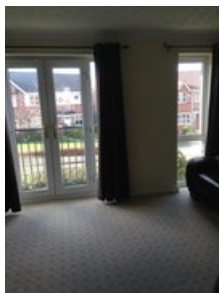
Set in a popular residential area of Blackley, in a quiet development, is this well presented two bedroom first floor apartment, an ideal home for first time buyers and investors. The accommodation is bright and spacious throughout, where modern meets homely. The apartment has a good s

Key features:

- Two Bedrooms
- Modern Decor
- Juliet Balcony
- Ensuite
- Allocated Parking
- Quiet Location
- Local Ameneties
- Transport Links
- Schools
- Parks

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band A (£1097.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 999 years remaining
Ground Rent: £50.00 per-annum
Maintenance: £105.00 per-month
Maintenance Company: Fords



Set in a popular residential area of Blackley, in a quiet development, is this well presented two bedroom first floor apartment, an ideal home for first time buyers and investors. The accommodation is bright and spacious throughout, where modern meets homely. The apartment has a good sized living room, with a Juliet Balcony making a lovely feature. Leading from this is a modest size kitchen making this living space perfect for entertaining family and friends. There are two good sized bedrooms, with the master having an ensuite and both with plenty of storage and there is a tastefully decorated family bathroom with a Whirlpool jacuzzi bath. Outside is a beautiful communal garden area and allocated parking.

The property is in close proximity to all local amenities and Manchester city centre is just a stones throw away, full of fantastic shops, restaurants, pubs, cafes and salons. There are an abundance of great schools in the area and transport links with access to Warrington, Liverpool and Manchester, ideal for the daily commute. The beautiful Boggart Hole Clough Park is nearby, as well as other green spaces, perfect for all leisure activities. This property is a must see..book your viewing online with us today.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

61, Greetland Drive, MANCHESTER, M9 6DP

Dwelling type: Top-floor flat	Reference number: 0647-2817-7393-9796-3711
Date of assessment: 13 January 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 January 2016	Total floor area: 64 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:	£ 1,527
Over 3 years you could save	£ 162

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 147 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 162 over 3 years </div>
Heating	£ 978 over 3 years	£ 924 over 3 years	
Hot Water	£ 330 over 3 years	£ 294 over 3 years	
Totals	£ 1,527	£ 1,365	

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-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;">75</td> <td style="text-align: center; font-size: 2em;">77</td> </tr> </table>	Current	Potential	75	77	<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					
75	77					

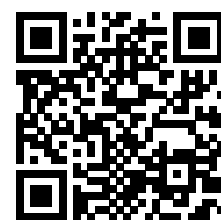
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 60
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 102

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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