



Leyland Avenue, Manchester, M20

£1,100
Monthly

Tenure: Freehold, **Bedrooms:** 4

**** AVAILABLE 22ND JUNE **** A well presented 4 bedroom semi-detached property in Manchester. Downstairs there is the lounge and kitchen diner and garden. Upstairs provides 3 bedrooms, 2 of which are double and a family bathroom and on the top floor features a spacious light and airy loft conversion.

Key features:

- 4 Bedrooms
- Semi Detached House
- Furnished
- Front and rear garden
- Available 18th Feb
- Excellent Location
- Modern Interior
- Convenient location to transport links

Extra info:

- **Council Tax:** Band C (£106.00 per-month)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



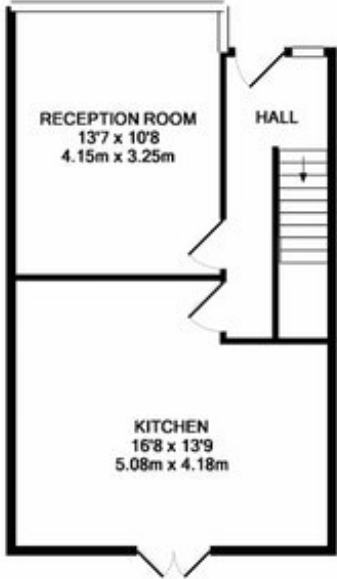
** AVAILABLE 22nd JUNE 2018 ** A well presented, fully furnished, 4 bedroom semi-detached property located on a quiet road within easy reach of Didsbury village. Downstairs there is a lounge with a modern fireplace and stove and a fully fitted kitchen diner with patio doors leading onto a well kept garden and decked area.

Upstairs provides 3 bedrooms, 2 of which are double and a family bathroom. The top floor features a spacious light and airy loft conversion with 3 large roof windows and lots of storage.

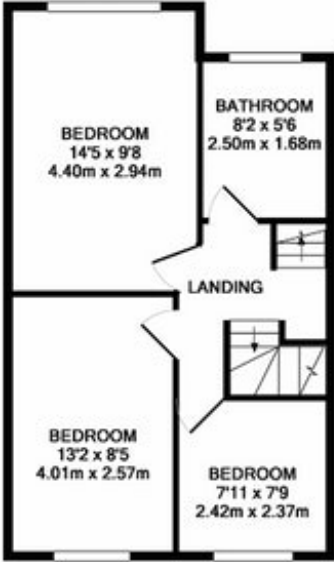
All windows are fully double glazed and the building is well insulated with a newly fitted, energy efficient, gas combi boiler.

The property is currently undergoing some refurbishment including a new modern fully tiled bathroom and shower, and redecoration.

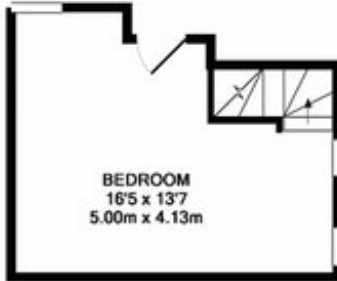
Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 197 SQ.FT.
(18.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate


16, Leyland Avenue, MANCHESTER, M20 6EW

Dwelling type: Semi-detached house	Reference number: 9214-2869-7227-9006-4295
Date of assessment: 01 December 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 December 2016	Total floor area: 105 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

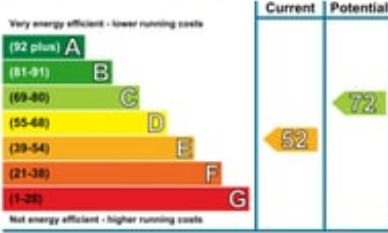
Estimated energy costs of dwelling for 3 years:	£ 3,987
Over 3 years you could save	£ 957

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	<div style="background-color: #4f7942; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 957 over 3 years </div>
Heating	£ 3,441 over 3 years	£ 2,580 over 3 years	
Hot Water	£ 339 over 3 years	£ 243 over 3 years	
Totals	£ 3,987	£ 3,030	

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



Very energy efficient - lower running costs

Not energy efficient - higher running costs

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 756	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102	✓
3 Solar water heating	£4,000 - £6,000	£ 96	✓

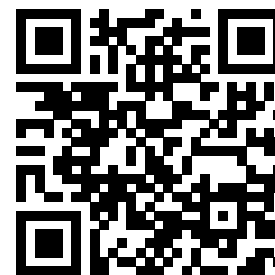
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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