



## Dalton Avenue, Manchester, M32

**£190,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 2

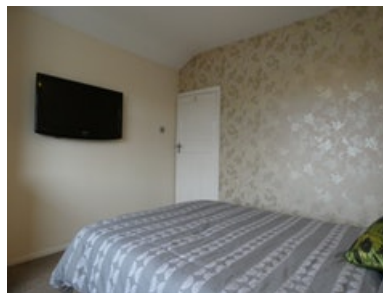
Offers over £190,000. GREAT NEW PROPERTY. Be the first to view this new wonderful property now available. A large two bedroom property with walk in wardrobe, conservatory and second reception room. A spacious property that briefly consists of entrance porch leading into the

## Key features:

- SPACIOUS TWO BEDROOM PROPERTY
- TWO GROUND FLOOR RECEPTION ROOMS
- REAR CONSERVATORY WITH ASPECT OVER GARDEN
- FITTED KITCHEN
- GSH AND DOUBLE GLAZED
- SIDE ACCESS TO THE PROPERTY
- WELL PRESENTED
- CALL TODAY

## Extra info:

- **Property Age:** 71 years
- **Council Tax:** Band B (£1154.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

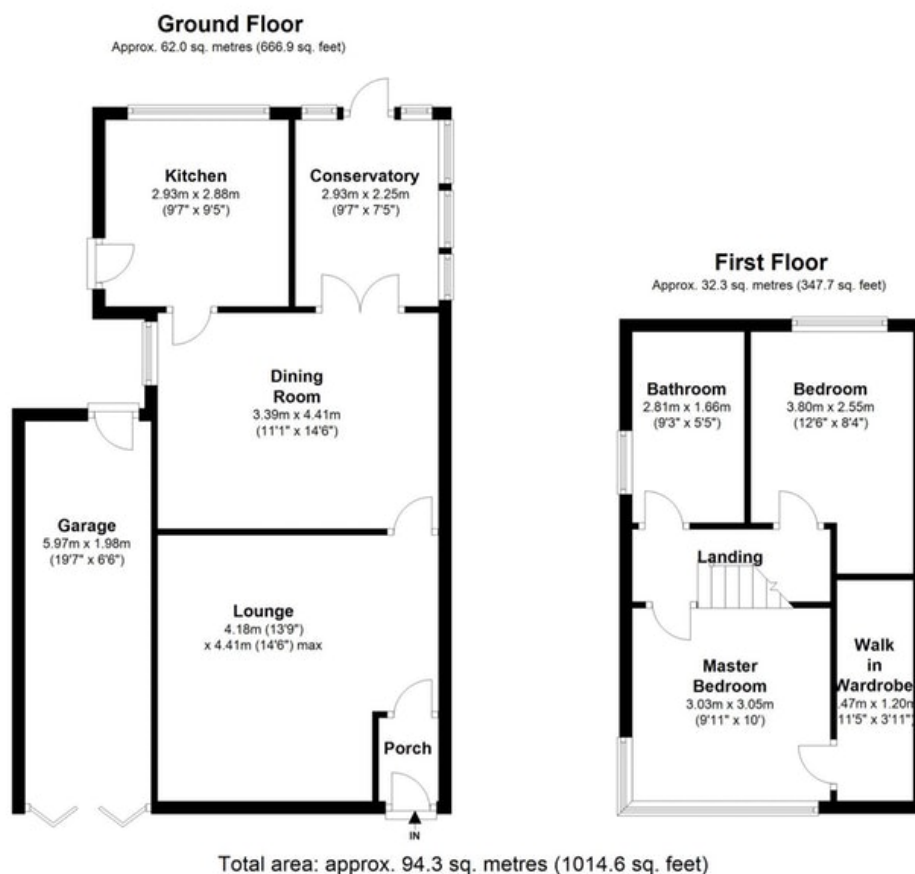


**Offers over £190,000.**

GREAT NEW PROPERTY. Be the first to view this new wonderful property now available. A large two bedroom property with walk in wardrobe, conservatory and second reception room. A spacious property that briefly consists of entrance porch leading into the main lounge. The diner flows to the rear and has access to both the conservatory and kitchen from here. The conservatory has doors leading to the garden and double doors on entrance and makes a great room to blend with the garden. The kitchen is fully fitted with a range of wall and base units. There is also a second entrance via the side of the property to the rear garden.

To the first floor are two double sized bedrooms with the master complete with a very large walk in wardrobe. The bathroom comes in a three piece suite with shower over head.

The property is ideal as a possible first time buy or for a small family. Call today and book your viewing before it is gone.

**Floor plan:**



## Energy Performance Certificate:

**Energy Performance Certificate**

**72, Dalton Avenue, Stretford, MANCHESTER, M32 9TP**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8558-7121-2510-0786-4902
<b>Date of assessment:</b> 06 September 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 07 September 2018	<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>£ 3,801</b>
<b>Over 3 years you could save</b>	<b>£ 2,106</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 216 over 3 years	£ 159 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 2,106 over 3 years</p> </div>
<b>Heating</b>	£ 2,502 over 3 years	£ 1,329 over 3 years	
<b>Hot Water</b>	£ 1,083 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 3,801</b>	<b>£ 1,695</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**

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current

Potential

39

→

83

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
1 Increase loft insulation to 270 mm	£100 - £350	£ 120
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 84
3 Cavity wall insulation	£500 - £1,500	£ 549

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](http://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.

Page 1 of 4

**MISREPRESENTATION ACT, 1967.**

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