



\* CHAIN-FREE \* This FANTASTIC TRUE BUNGALOW features an entrance hallway, 2 GENEROUS BEDROOMS, a SPACIOUS lounge, and FITTED KITCHEN & BATHROOM. UPVC DOUBLE GLAZED THROUGHOUT, the property also benefits from WELL-MAINTAINED GARDENS to the front & rear along with OFF-ROAD PARKING for multiple cars. Ideally located in a POPULAR RESIDENTIAL AREA close to local amenities & excellent transport links. CALL NOW TO BOOK A VIEWING ON - 0161 794 2888.

**Normanby Street  
Manchester, M27 9TL**

**Offers in Excess of £130,000**

**0161 794 2888  
swinton@hillsresidential.co.uk**

**Hall** 10' 1" x 3' 7" (3.07m x 1.09m)

**Bedroom One** 12' 9" x 9' 9" (3.88m x 2.97m)

**Bedroom Two** 11' 1" x 9' 7" (3.38m x 2.92m)

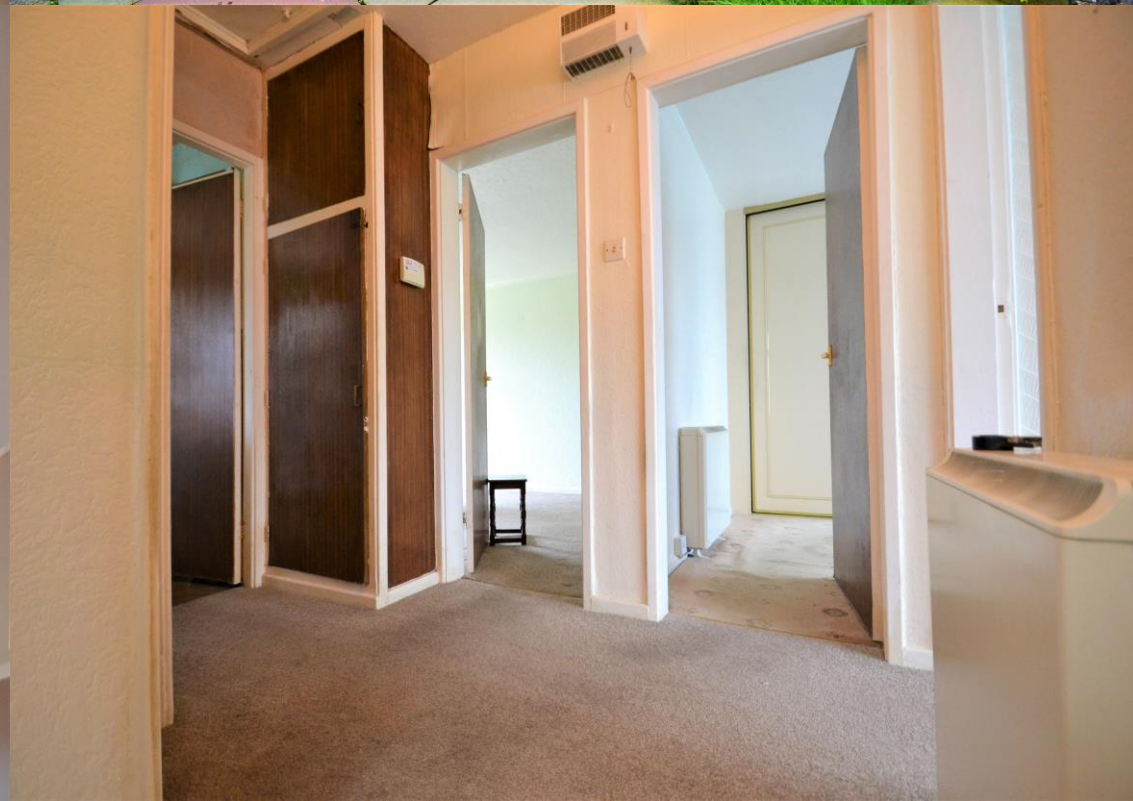
**Reception** 15' 2" x 10' 9" (4.62m x 3.27m)

**Kitchen** 9' 1" x 6' 1" (2.77m x 1.85m)

**Bathroom** 6' 2" x 6' 1" (1.88m x 1.85m)











# Energy Performance Certificate

Normanby Street, Swinton, MANCHESTER, M27 9TL

**Dwelling type:** Semi-detached bungalow      **Reference number:** 0268-2864-7685-9191-8361  
**Date of assessment:** 14 August 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 14 August 2019      **Total floor area:** 58 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

## Estimated energy costs of dwelling for 3 years:

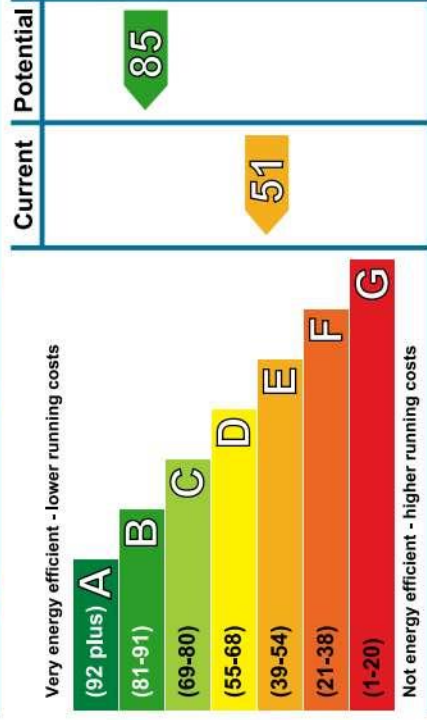
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,525</b>
<b>Over 3 years you could save</b>	<b>£ 1,494</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 2,460 over 3 years	£ 1,557 over 3 years	
Hot Water	£ 888 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 3,525</b>	<b>£ 2,031</b>	<b>You could save £ 1,494 over 3 years</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



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 Floor insulation (suspended floor)	£800 - £1,200	£ 435
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 75
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 816

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.