

\* 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)





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





## **Energy Performance Certificate**



#### Street, Swinton, MANCHESTER, M27 9TL Normanby

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

Total floor area: 2019 August 14

58 m<sup>2</sup>

#### Use this document to:

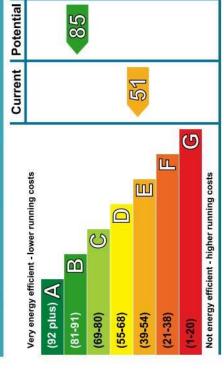
Date of certificate:

- 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	rgy costs of dwelling for 3 years:		£ 3,525
Over 3 years you could save	save		£ 1,494
Estimated energy costs of this home	sts 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	You could
Hot Water	£ 888 over 3 years	£ 297 over 3 years	save £ 1,494
Totals	Totals £ 3,525	£ 2,031	over 3 years

water and is not based on energy used by individual households. This excludes energy use for running appliances These figures show how much the average household would spend in this property for heating, lighting and hot ike 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

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).

assumptions about occupancy and energy use and may not reflect how energy is consumed by individual The EPC rating shown here is based on standard 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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.