



\* This FANTASTIC FIRST BUY or FAMILY HOME is BEAUTIFULLY PRESENTED throughout & EXTENDED TO THE REAR, featuring 3 BEDROOMS and a MODERN SHOWER ROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hall, SPACIOUS LOUNGE, FITTED MODERN KITCHEN / DINING / FAMILY ROOM. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from OFF-ROAD PARKING, and WELL MAINTAINED GARDENS to the front & rear. Located in a DESIRABLE RESIDENTIAL AREA close to shops, parks, schools, and EXCELLENT TRANSPORT LINKS, COULD THIS BE THE HOME FOR YOU? CALL US NOW TO BOOK A VIEWING!

Hereford Drive  
Manchester, M27 5PT

**Offers in Excess of £210,000**

0161 794 2888  
[swinton@hillsresidential.co.uk](mailto:swinton@hillsresidential.co.uk)

**Entrance Hall** 6' 6" x 4' 8" (1.98m x 1.42m)

**Lounge** 19' 3" x 10' 7" (5.86m x 3.22m)

**Kitchen Dining & Family Room (L shaped)**  
29' 0" x 18' 0" (8.83m x 5.48m)

**Shower Room** 7' 5" x 5' 8" (2.26m x 1.73m)

**Bedroom One** 12' 0" x 10' 8" (3.65m x 3.25m)

**Bedroom Two** 10' 9" x 8' 0" (3.27m x 2.44m)

**Bedroom Three** 7' 7" x 7' 7" (2.31m x 2.31m)

### **Externally**

Low maintenance rear garden with a paved seating area, astroturf and raised planted borders. Paved front garden offering off road parking.











# Energy Performance Certificate

Hereford Drive, Swinton, MANCHESTER, M27 5PT

Dwelling type: Semi-detached house      Reference number: 0244-2847-7456-9826-6755  
Date of assessment: 23 May 2016      Type of assessment: RdSAP, existing dwelling  
Date of certificate: 24 May 2016      Total floor area: 63 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>£ 2,106</b>
<b>Over 3 years you could save</b>	<b>£ 330</b>

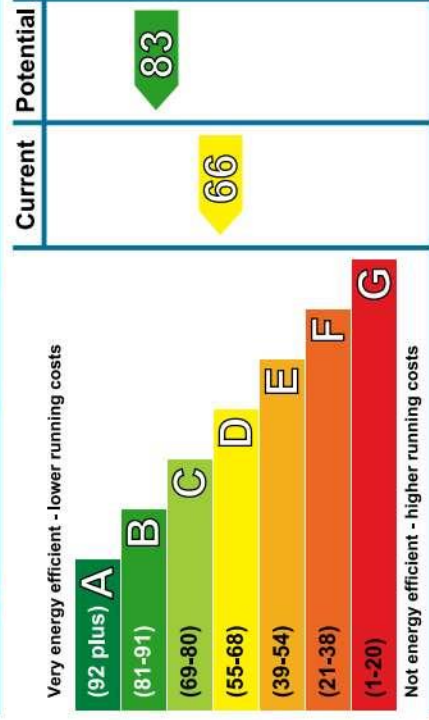
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	
Heating	£ 1,647 over 3 years	£ 1,530 over 3 years	
Hot Water	£ 195 over 3 years	£ 114 over 3 years	
<b>Totals</b>	<b>£ 2,106</b>	<b>£ 1,776</b>	

You could save £ 330 over 3 years

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	£ 141
2 Low energy lighting for all fixed outlets	£50	£ 105
3 Solar water heating	£4,000 - £6,000	£ 81

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.