



**\* A PERFECT FIRST HOME OR INVESTMENT \*** Ideally located in a **POPULAR RESIDENTIAL AREA**, this **FANTASTIC PROPERTY** features **2 GENEROUS BEDROOMS** and a modern bathroom to the first floor, whilst the ground floor comprises of a lounge, **MODERN FITTED KITCHEN**, and **UTILITY ROOM**. **UPVC DOUBLE GLAZED & GAS CENTRAL HEATED**, the property also benefits from a yard to the rear and ample parking to the front. **POSITIONED CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS**. **CALL NOW TO BOOK A VIEWING!**

**Hope Street  
Manchester, M27 0JU**

**Offers in Excess of £150,000**

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

**Reception 1** 14' 1" x 13' 1" (4.3m x 4.0m)

**Kitchen & Dining Area** 14' 1" x 13' 9" (4.3m x 4.2m)

**Utility room** 9' 6" x 5' 3" (2.9m x 1.6m)

**Landing** 6' 11" x 5' 11" (2.1m x 1.8m)

**Bedroom 1** 14' 1" x 13' 1" (4.3m x 4.0m)

**Bedroom 2** 10' 10" x 7' 7" (3.3m x 2.3m)

**Bathroom** 7' 3" x 6' 7" (2.2m x 2.0m)

### **Front garden**

Small garden with gravel, wall and gate

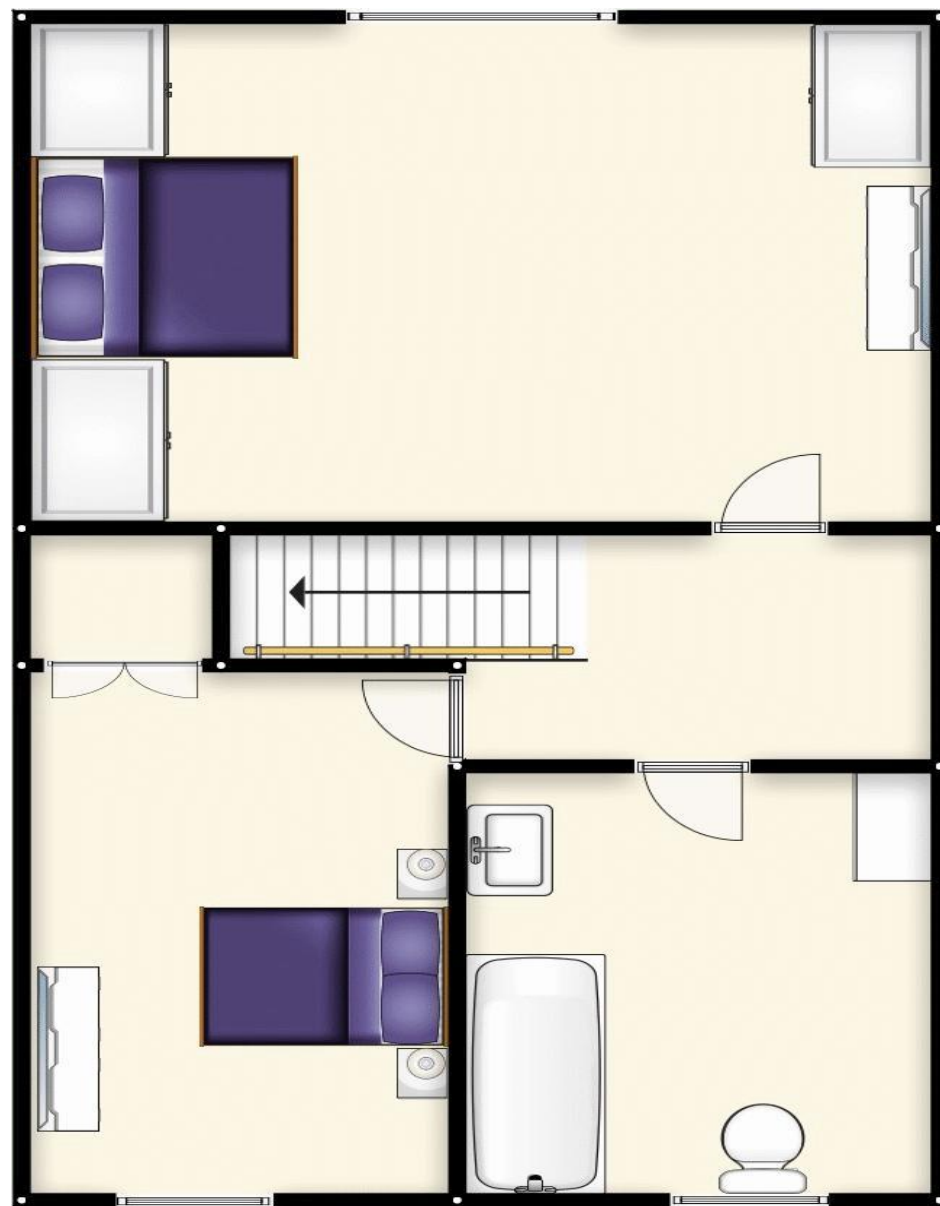
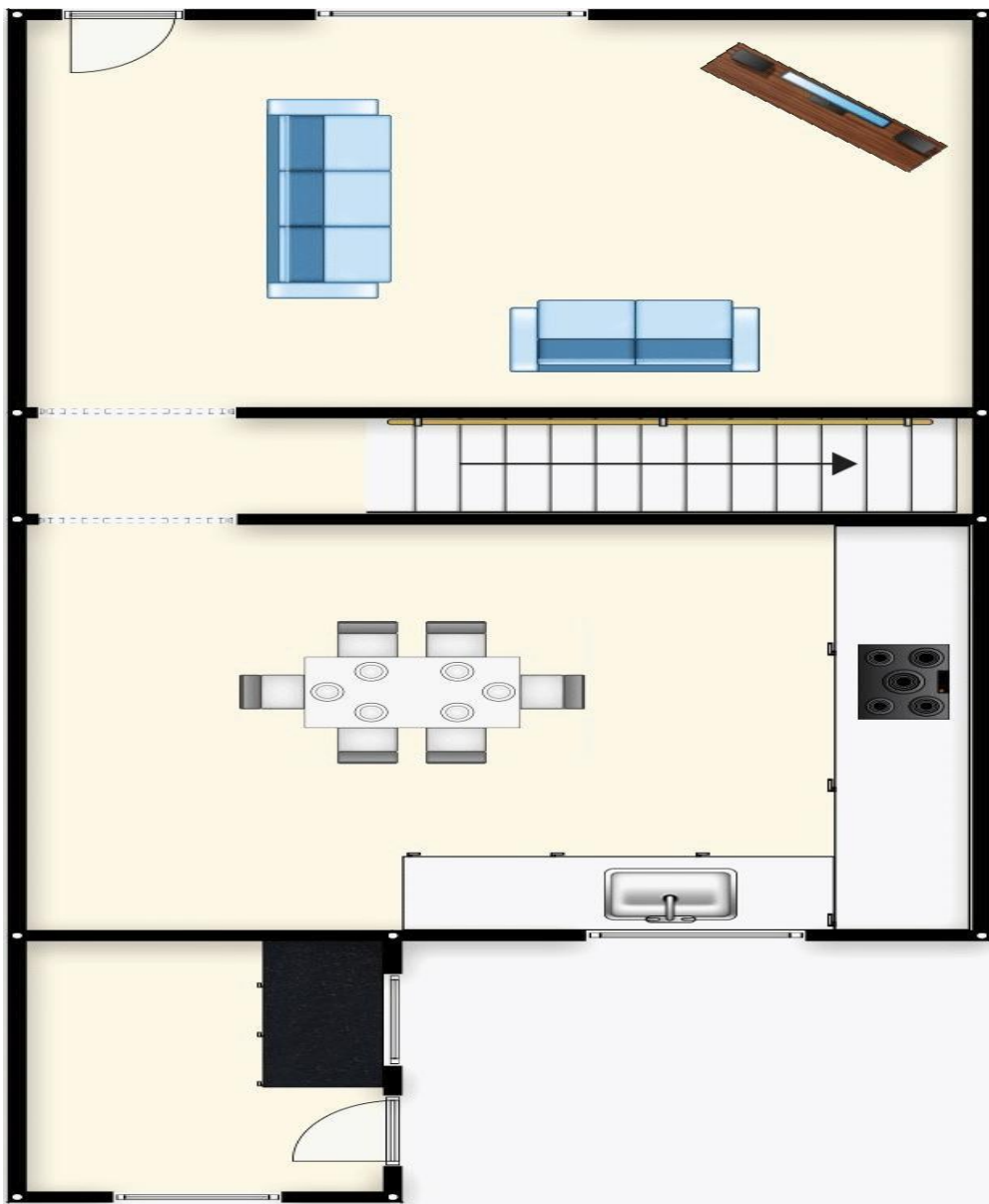
### **Rear Garden**

Yard with wall and gated rear access











# Energy Performance Certificate

Hope Street, Swinton, MANCHESTER, M27 0JU

**Dwelling type:** Mid-terrace house **Reference number:** 8309-5186-0229-8696-1833  
**Date of assessment:** 18 August 2017 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 18 August 2017 **Total floor area:** 76 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:**

**£ 2,280**

**Over 3 years you could save**

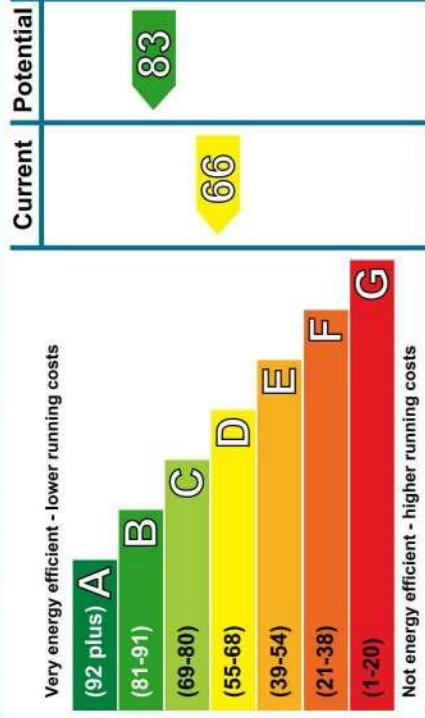
**£ 405**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 1,782 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 315 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,280</b>	<b>£ 1,875</b>	<b>You could save £ 405 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 Cavity wall insulation	£500 - £1,500	£ 306
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 750

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.