



Hills Residential



PICK YOUR BAGS UP AND MOVE IN! Not to be missed is this deceptively spacious terrace home that benefits from TWO RECEPTION ROOMS as well as a full width EXTENSION at the rear. The whole property has been fully RE-FURBISHED THROUGHOUT in the last 2 years including re-wiring and re-plastering as well as NEW KITCHEN and NEW BATHROOM! The property briefly comprises of; A welcoming lounge, 13ft dining area and spacious modern kitchen to the ground floor. Upstairs there are two great sized bedrooms and a spacious modern bathroom. The property comes fully Upvc DOUBLE GLAZED and 'COMBI' gas central heated. Externally the yard to the rear has been well maintained and is an excellent sun trap in the afternoons. A fantastic first home ! CALL NOW TO ARRANGE A VIEWING – 0161 707 4900.

24 Houghton Street«Address3»
Manchester, M27 8XW
Monthly Rental Of £600



Extended

Chain Free

Two Reception Rooms«Star_Item_4»

Lounge 13' 0" x 13' 0 (3.96m x 3.96m)

Ceiling light point, television point, power point. UPVC window, single radiator, carpeted floor.

Dining Room 13' 0" x 10' 0 (3.96m x 3.05m)

Ceiling light point, power point. Under-stairs storage, single radiator, carpeted floor.

Kitchen 11' 0" x 9' 0 (3.35m x 2.74m)

Fitted with a range of wall and base units with roll top work surfaces, tiled splash back and stainless steel sink. Electric oven and gas hob. Space and plumbing for fridge/freezer, washer and dryer. Combi boiler. Ceiling light point, UPVC window, tiled floor.

Landing

Bedroom One 13' 0" x 13' 0 (3.96m x 3.96m)

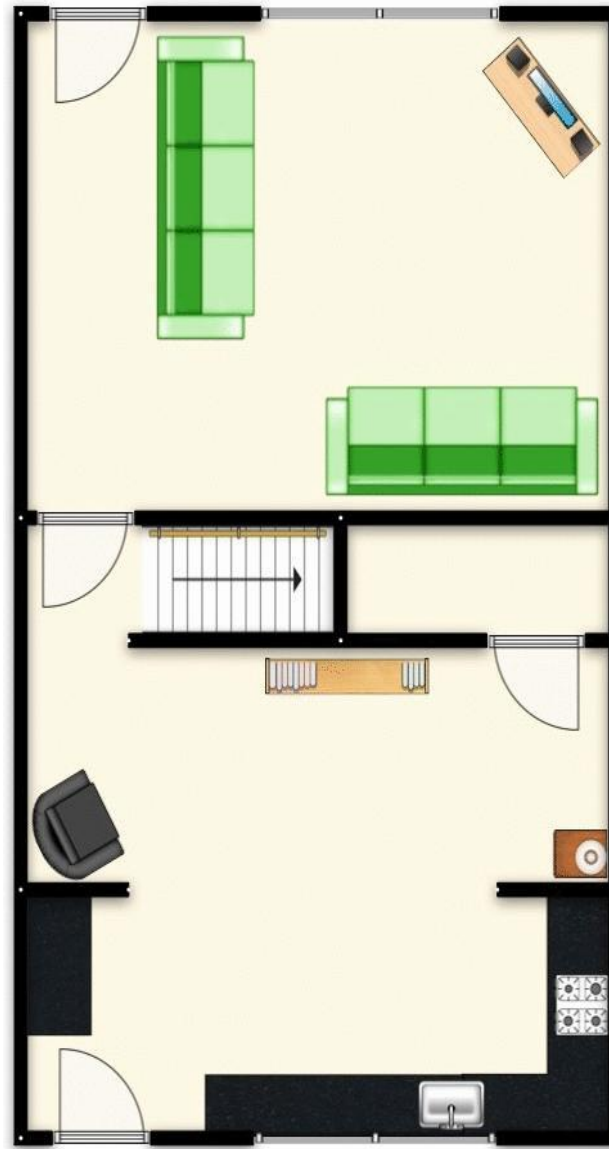
Ceiling light point, UPVC window, power point, single radiator and carpeted floor.

Bedroom Two 13' 0" x 6' 0 (3.96m x 1.83m)

Ceiling light point, UPVC window and single radiator. Television, phone, internet and power point. Carpeted floor.

Bathroom 7' 0" x 7' 0 (2.13m x 2.13m)

Fully tiled walls and floor. Three piece suite comprising of low level W.C, hand wash basin and bath with shower over. Ceiling light point, UPVC window and single radiator.





Energy Performance Certificate

24, Houghton Street, Pendlebury, Swinton, MANCHESTER, M27 8XW

Dwelling type: Mid-terrace house **Reference number:** 0396-2892-6160-9292-7715
Date of assessment: 12 June 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 June 2012 **Total floor area:** 80 m²

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:

£ 1,494

Over 3 years you could save

£ 168

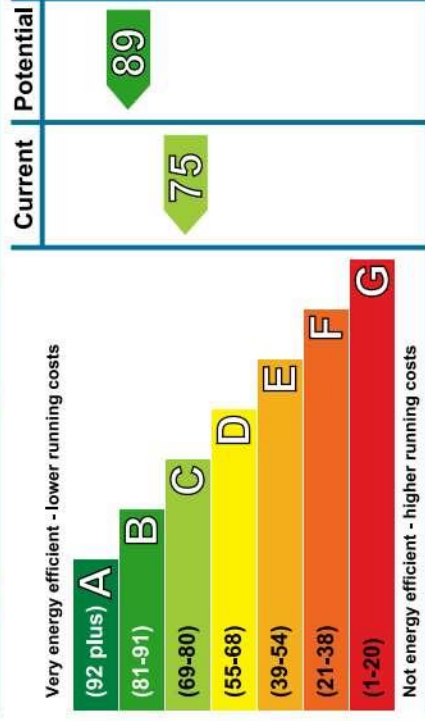
Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 132 over 3 years | £ 132 over 3 years | |
| Heating | £ 1,104 over 3 years | £ 1,002 over 3 years | |
| Hot Water | £ 258 over 3 years | £ 192 over 3 years | |
| Totals | £ 1,494 | £ 1,326 | |

**You could
save £ 168
over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--------------------------------------|------------------|------------------------------|---------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 102 | ✓ |
| 2 Solar water heating | £4,000 - £6,000 | £ 66 | ✓ |
| 3 Solar photovoltaic panels, 2.5 kWp | £9,000 - £14,000 | £ 630 | ✓ |

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.