

* NO CHAIN * PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE * EXTENDED TO THE REAR, this FANTASTIC PROPERTY features 3 DOUBLE BEDROOMS, LOFT CONVERSION and a fitted MODERN BATHROOM over the first floors whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, 2 SPACIOUS RECEPTION ROOMS and a MODERN FITTED KITCHEN/DINER. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from GARDENS TO THE FRONT & REAR. IDEALLY LOCATED on a quiet CUL-DE-SAC, close to shops, parks, schools, and excellent transport links. CALL US NOW TO BOOK A VIEWING ON - 0161 794 2888.

Kersal Avenue Manchester, M27 8TN

Offers in Excess of £160,000

0161 794 2888 swinton@hillsresidential.co.uk

Reception One 14' 1" x 11' 9" (4.29m x 3.58m)

Reception Two 15' 9" x 11' 2" (4.80m x 3.40m)

Kitchen/Diner 16' 0" x 11' 0" (4.87m x 3.35m)

Bedroom One 11' 3" x 9' 0" (3.43m x 2.74m)

Bedroom Two 10' 9" x 7' 9" (3.27m x 2.36m)

Bedroom Three 15' 4" x 7' 6" (4.67m x 2.28m)

Hall 17' 3" x 3' 6" (5.25m x 1.07m)

Bathroom 8' 7" x 6' 4" (2.61m x 1.93m)

Landing 9' 1" x 7' 8" (2.77m x 2.34m)

Loft 11' 6" x 9' 7" (3.50m x 2.92m)

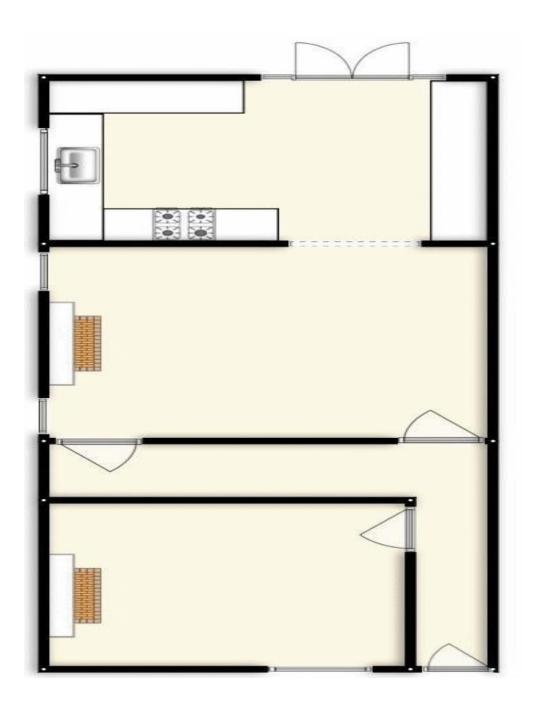


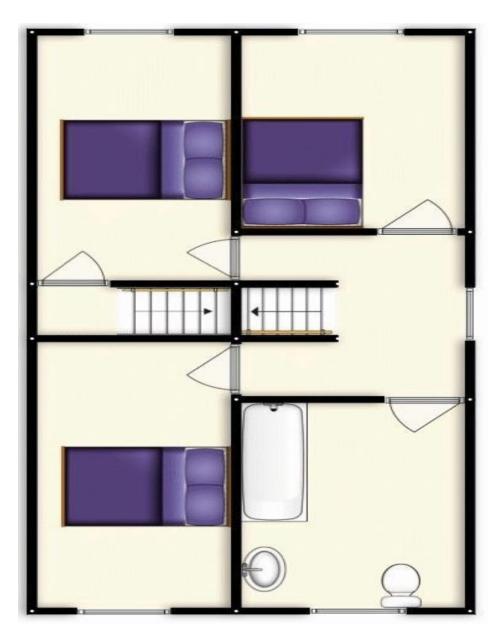


MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the

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



Pendlebury, Swinton MANCHESTER Kersal Avenue M27 8TN

Semi-detached house 16 March 2012 16 March 2012 Date of assessment: Date of certificate: Reference number: Dwelling type:

0396-2836-6370-9292-6965 RdSAP, existing dwelling Type of assessment:

100 m² Total floor area:

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (${\rm CO}_2$) emissions.

Potential 72 EU Directive 2002/91/EC Current 63 U **Energy Efficiency Rating** Very energy efficient - lower running costs Not energy efficient - higher running costs M **England & Wales** m (92 plus) A (81-91) (08-69) (55-68) (39-54)(21-38)

overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower The energy efficiency rating is a measure of the the fuel bills are likely to be.

Potential 14 EU Directive 2002/91/EC Current 09 Environmental Impact (CO₂) Rating (J Not environmentally friendly - higher CO₂emissions Very environmentally friendly - lower CO₂ emissions **England & Wales** 60 (92 plus) (81-91) (39-54) (08-69) (55-68) (1-20)

The environmental impact rating is a measure of a carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment. home's impact on the environment in terms of

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	223 kWh/m²per year	164 kWh/m²per year
Carbon dioxide emissions	4.3 tonnes per year	3.1 tonnes per year
Lighting	£104 per year	£52 per year
Heating	£689 per year	£532 per year
Hot water	£87 per year	£88 per year

You could save up to £208 per year

consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.