

* 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)

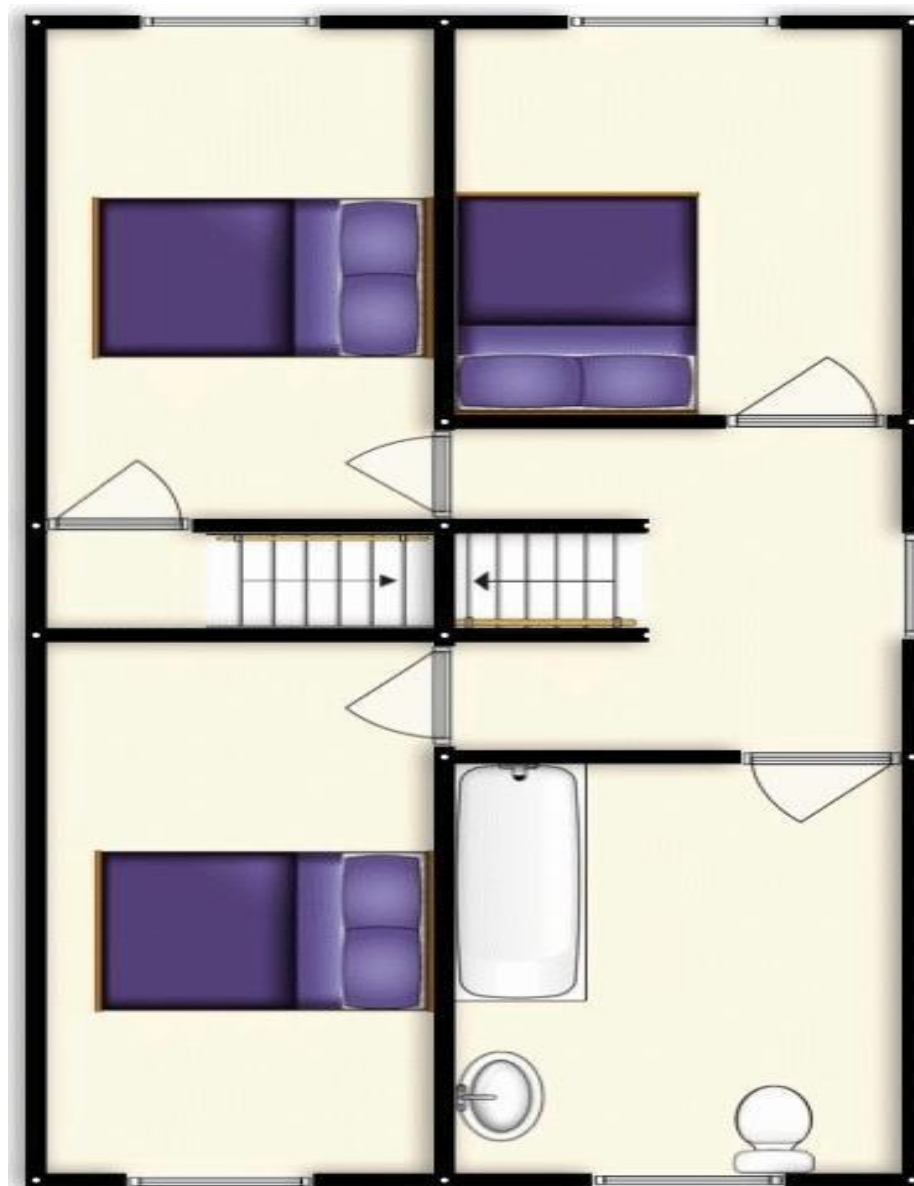
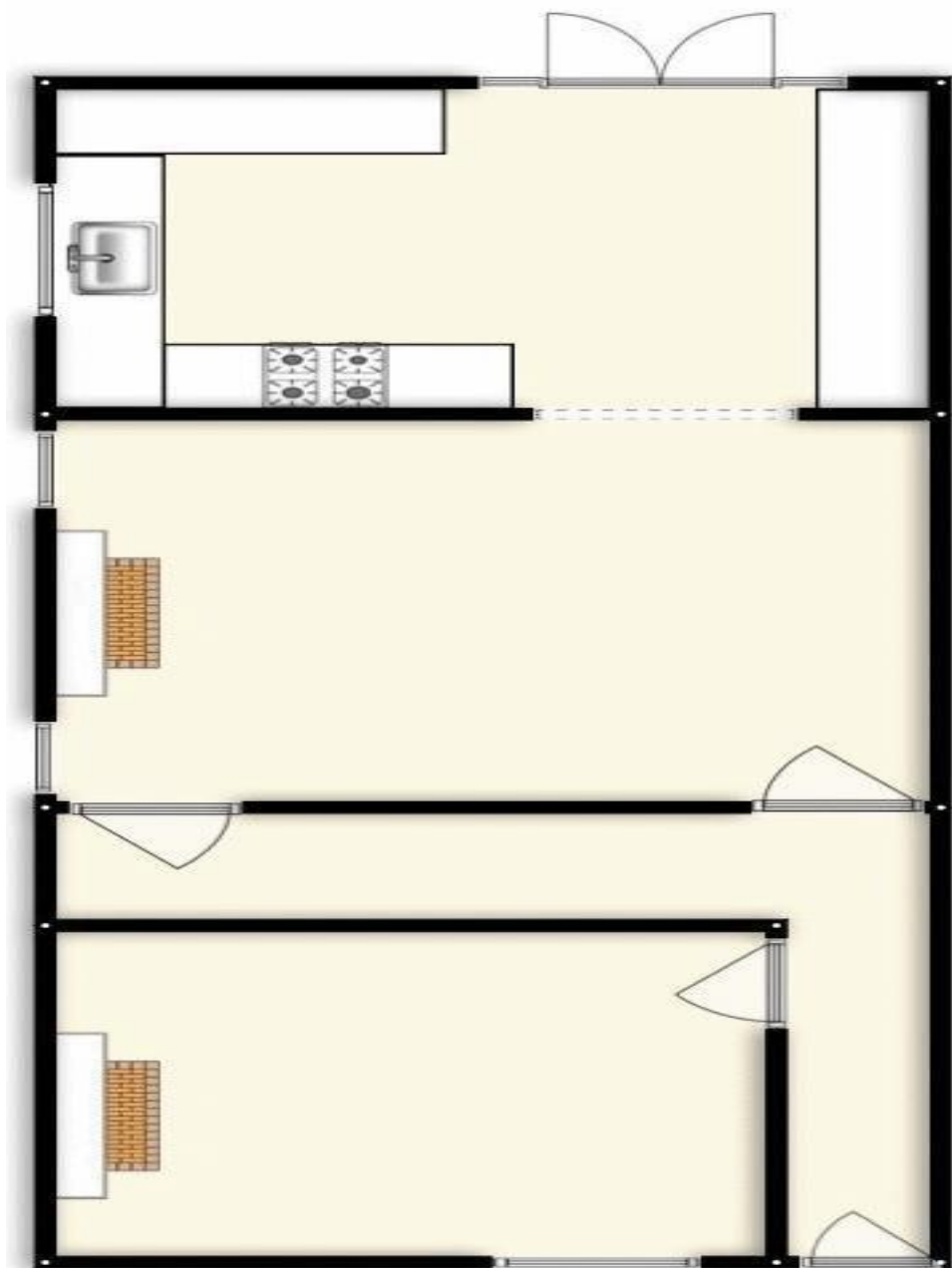
Bathroom 8' 7" x 6' 4" (2.61m x 1.93m)

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

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







Energy Performance Certificate

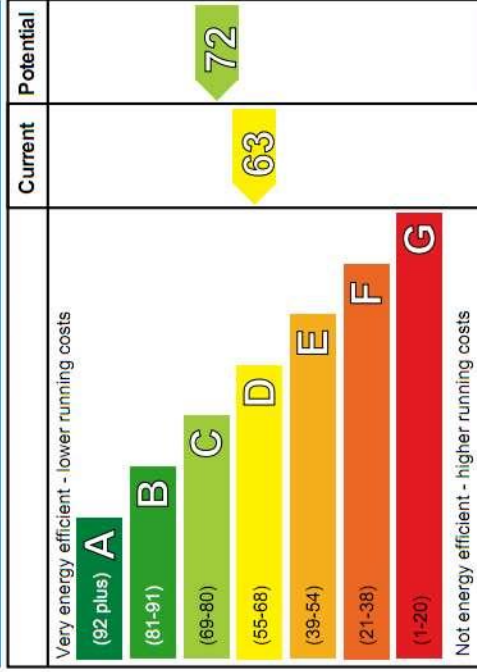


Kersal Avenue
Pendlebury, Swinton
MANCHESTER
M27 8TN

Dwelling type: Semi-detached house
Date of assessment: 16 March 2012
Date of certificate: 16 March 2012
Reference number: 0396-2836-6370-9292-6965
Type of assessment: RdSAP, existing dwelling
Total floor area: 100 m²

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 (CO₂) emissions.

Energy Efficiency Rating



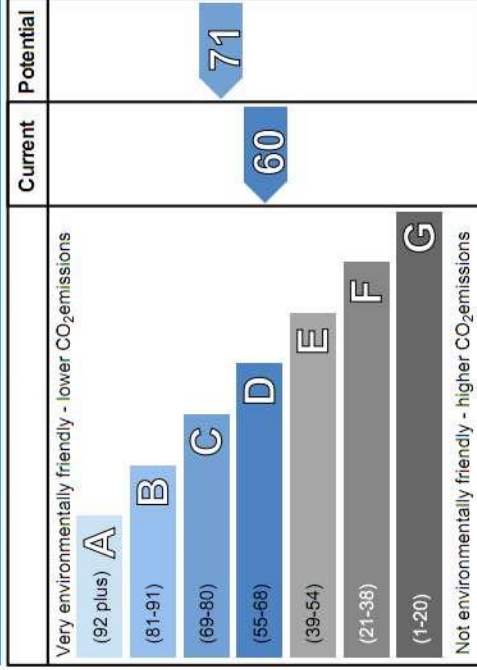
England & Wales

EU Directive
2002/91/EC



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

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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

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

	Current	Potential
Energy use	223 kWh/m ² per year	164 kWh/m ² per 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

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel 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, 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.



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.