



  
**Hills Residential**

\* CHAIN-FREE \* Presented in EXCELLENT CONDITION this GROUND FLOOR apartment features a GENEROUS DOUBLE BEDROOM, lounge, and FITTED MODERN KITCHEN & BATHROOM. Benefiting from ELECTRIC HEATING & UPVC DOUBLE GLAZED WINDOWS throughout as well as PRIVATE ACCESS and COMMUNAL GARDENS TO THE FRONT & REAR. Situated close to parks & motorway networks the property is also within WALKING DISTANCE OF SHOPS, BUS ROUTES, and SWINTON TRAIN STATION. A PERFECT FIRST HOME OR INVESTMENT, CALL US NOW TO BOOK A VIEWING ON - 0161 794 2888.

**Station Road  
Manchester, M27 6AH**

**Guide Price £50,000**

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

**Hall** 4' 2" x 3' 5" (1.27m x 1.04m)

**Lounge** 11' 1" x 10' 3" (3.38m x 3.12m)

**Kitchen** 7' 6" x 5' 9" (2.28m x 1.75m)

**Bedroom** 11' 4" x 7' 3" (3.45m x 2.21m)

**Bathroom** 10' 0" x 5' 6" (3.05m x 1.68m)

### **Externally**

Communal gardens to front and rear.











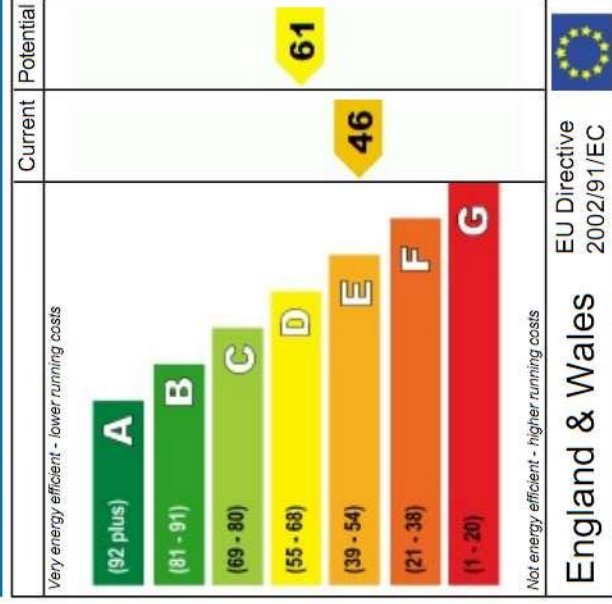
# Energy Performance Certificate

Station Road  
Swinton  
MANCHESTER  
M27 6AH

Dwelling type: Ground floor flat  
Date of assessment: 20-Jul-2010  
Date of certificate: 26-Jul-2010  
Reference number: 8660-6323-7050-2890-0926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 29 m<sup>2</sup>

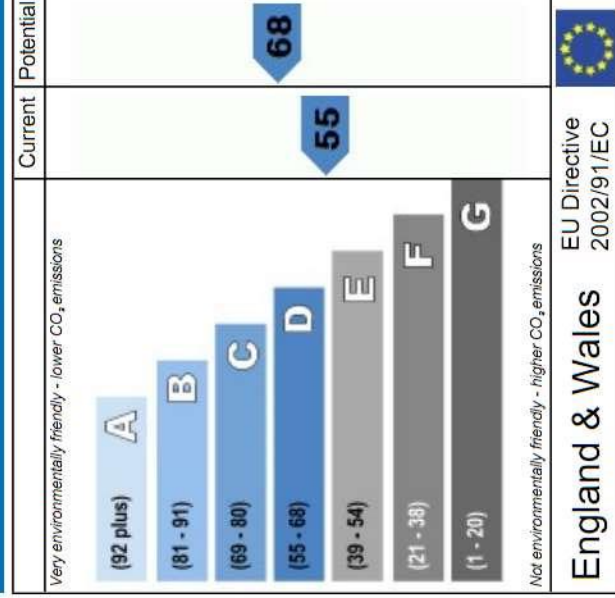
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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 (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	538 kWh/m <sup>2</sup> per year	386 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.5 tonnes per year	1.8 tonnes per year
Lighting	£23 per year	£15 per year
Heating	£361 per year	£287 per year
Hot water	£272 per year	£201 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 temperature, 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.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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.