

11 Highmarsh Crescent, West Didsbury, M20 2LU



JP&Brimelow
SALES

Price: £370,000

****VIDEO TOUR AVAILABLE**** A stylishly presented & spacious, **FOUR DOUBLE BEDROOMED**, modern, semi-detached property positioned on this highly popular development off Nell Lane in West Didsbury. A short stroll from both Burton Road with its array of independent boutique shops, popular bars, restaurants and cafes, the Metrolink station on either The Parkway, Withington or Lapwing Lane, West Didsbury giving you direct access into the City centre/Media City and Didsbury village. The well-planned accommodation comprises; entrance hallway, an impressive open plan lounge/dinning/fitted kitchen and a rear hallway to the ground floor with access out into the rear enclosed lawned garden. To the first floor reveals two double bedrooms, one benefits from an enclosed balcony to the front aspect and a modern white three-piece family bathroom. The second floor reveals a landing leading to two further double bedrooms and one benefits from a three-piece white ensuite shower room. This property benefits from gas fired central heating, double glazing, an alarm system front and rear enclosed lawned garden and a secure gated driveway providing off road parking for one car. Would suit a professional, young family or someone downsizing due to the location and space available.





EPC Chart

Energy Performance Certificate



11 Highmarsh Crescent,
MANCHESTER,
M20 2LU

Dwelling type: Semi-detached house
Date of assessment: 02 February 2010
Date of certificate: 02 February 2010
Reference number: 0528-0067-4352-7100-7920
Type of assessment: SAP, new dwelling
Total floor area: 115 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(43-54) E		(43-54) E	
(31-42) F		(31-42) F	
(21-30) G		(21-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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.

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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	122 kWh/m ² per year	114 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£113 per year	£87 per year
Heating	£320 per year	£328 per year
Hot water	£113 per year	£113 per year

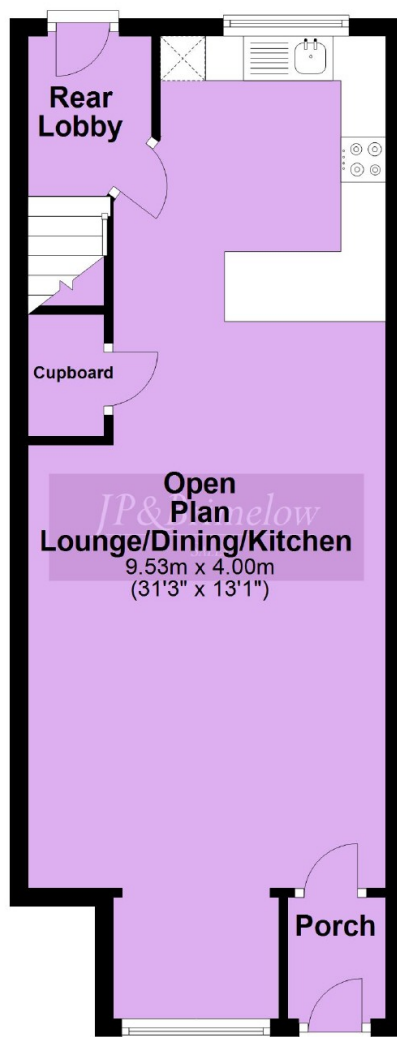
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

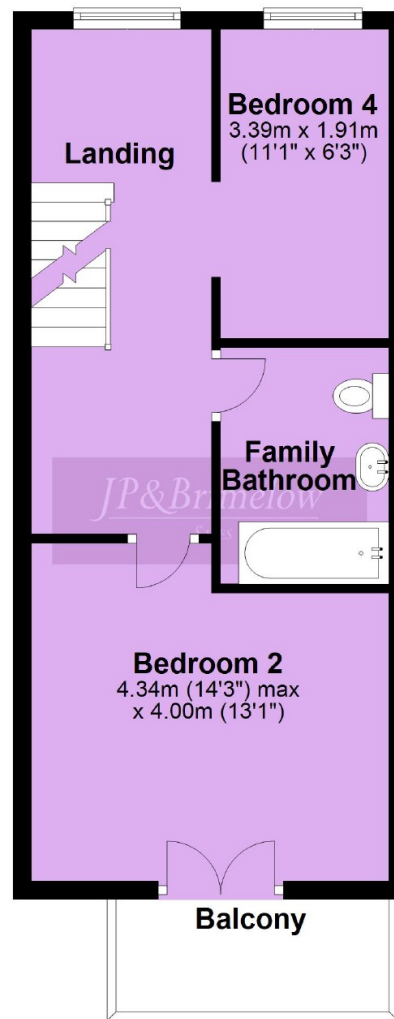
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

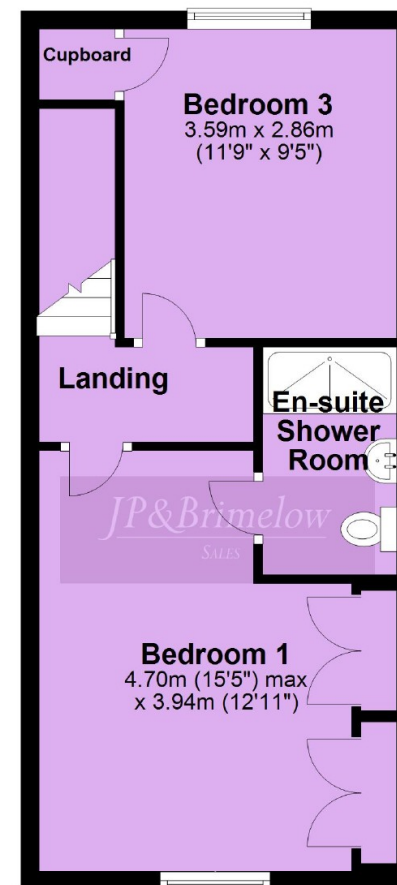
Ground Floor



First Floor



Second Floor



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