Plot 17 5 Rose Lawn Close, Whalley Range, M16 8PE



Price: £379,495

PHASE 3 (HELP TO BUY REGISTERED). A brand-new development of eighteen townhouses situated in this leafy conservation area in Whalley Range positioned on Wellington Road. Within a fifteen-minute walk of boutique Chorlton village that provides a lively/vibrant atmosphere and includes an array of independent street cafes, bars and restaurants. There are a variety of local shops catering for day to day requirements including the popular award winning Barbakan delicatessen and the Unicorn (Manchester's co-operative grocery). Within a ten-minute walk to the Metrolink station on Ryebank Road in Firswood, this provides easy access to a range of amenities including direct link to Media city and all the excitement of city life. 'The Alexandra' is offering spacious accommodation over three floors and comprises; entrance hall, downstairs W.C, a fully fitted kitchen area leading to an impressive lounge/dining room to the ground floor with access out into the rear enclosed lawned garden. Whilst the first floor reveals two double bedrooms with the master bedroom benefitting from a three-piece ensuite shower room. The second floor reveals two futher double bedrooms and a three-piece family bathroom. The houses benefit from double glazing, gas fired central heating, 10-year NHBC Guarantee, block paved driveway providing off road parking to the front aspect and a rear enclosed lawned garden. HELP TO BUY REGISTERED. Total size: 126m2 (1,356 sq ft).

















EPC Chart

Date of assessment: 14 Date of certificate: 14 Use this document to: • Compare current ratings of	-terrace house May 2019 May 2019	Type of assessment:		435-6850-9484-5996 ew dwelling
Use this document to: • Compare current ratings of				2
 Find out how you can save 	properties to see which prop energy and money by install	erties are more energy efficie ing improvement measures	ent	
Estimated energy cost	s of dwelling for 3 year	rs:		£ 1,239
Over 3 years you could	l save			£ 93
Estimated energy co	osts of this home	Potential costs		Potential future savin
Lighting	£ 237 over 3 years			-
Lighting Heating	£ 237 over 3 years £ 753 over 3 years	£ 237 over 3 years £ 753 over 3 years	_	
0 0			_	You could save £ 93
Heating Hot Water	£ 753 over 3 years	£ 753 over 3 years		



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). The EPC rating shown here is based on standard assumptions about occupanry and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficie					
Recommended measures	Indicative cost	Typical savings over 3 years			
1 Solar water heating	£4,000 - £6,000	£ 90			
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 831			

SCHOLARS WALK

4-BED HOME



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SALES

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