

1 Stratton Road, Whalley Range, M16 0DF



JP&Brimelow
SALES

Price: £425,000

****VIDEO TOUR AVAILABLE**** A well-presented, **FOUR BEDROOMED**, bay fronted, semi-detached property situated in a highly popular residential location off Manchester Road on the borders of Chorlton & Whalley Range. Within easy walking distance of all local amenities, the Metrolink station on Rye Bank Road, Firwood giving you direct access into the City centre & Media City. The well-planned accommodation comprises; porch, entrance hall, cloakroom, a dining room with a bay window to the front, lounge to the rear aspect with access into the rear lawned garden and a fitted kitchen/breakfast room with access out into the rear enclosed lawned garden. To the first floor there are four bedrooms, a separate W.C and a two-piece white family bathroom suite. The property benefits from many period features, an enclosed garden to the front and rear aspect, warmed by gas fired central heating, double glazing throughout and a driveway providing ample off-road parking. Located within walking distance to well establish primary schools and independent shops on Manchester Road and would ideally suit a professional couple or a growing family. Internal inspection is highly recommended to appreciate this fantastic home.





EPC Chart

Energy Performance Certificate



1, Stratton Road, MANCHESTER, M16 0DF

Dwelling type: Semi-detached house

Date of assessment: 14 December 2015

Date of certificate: 14 December 2015

Reference number: 8695-8941-0429-7697-0253

Type of assessment: RdSAP, existing dwelling

Total floor area: 102 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

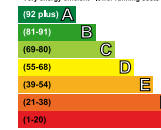
Estimated energy costs of dwelling for 3 years:	£ 3,054
Over 3 years you could save	£ 1,110

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 186 over 3 years	You could save £ 1,110 over 3 years
Heating	£ 2,445 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 333 over 3 years	£ 231 over 3 years	
Totals	£ 3,054	£ 1,944	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

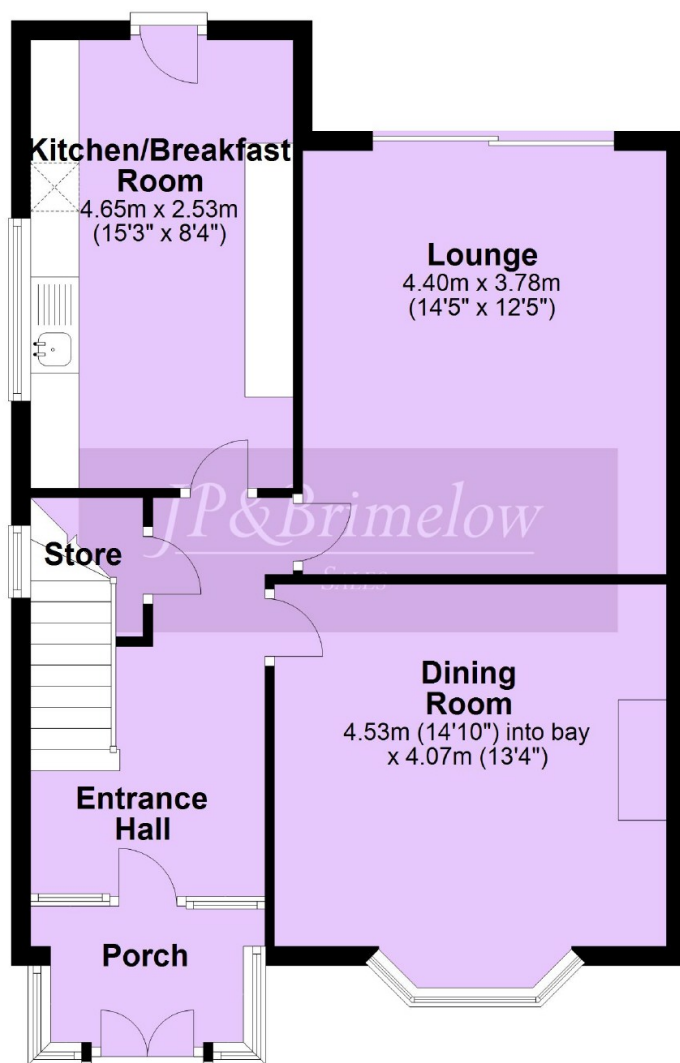
The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 591
2 Floor insulation (suspended floor)	£800 - £1,200	£ 135
3 Low energy lighting for all fixed outlets	£50	£ 75

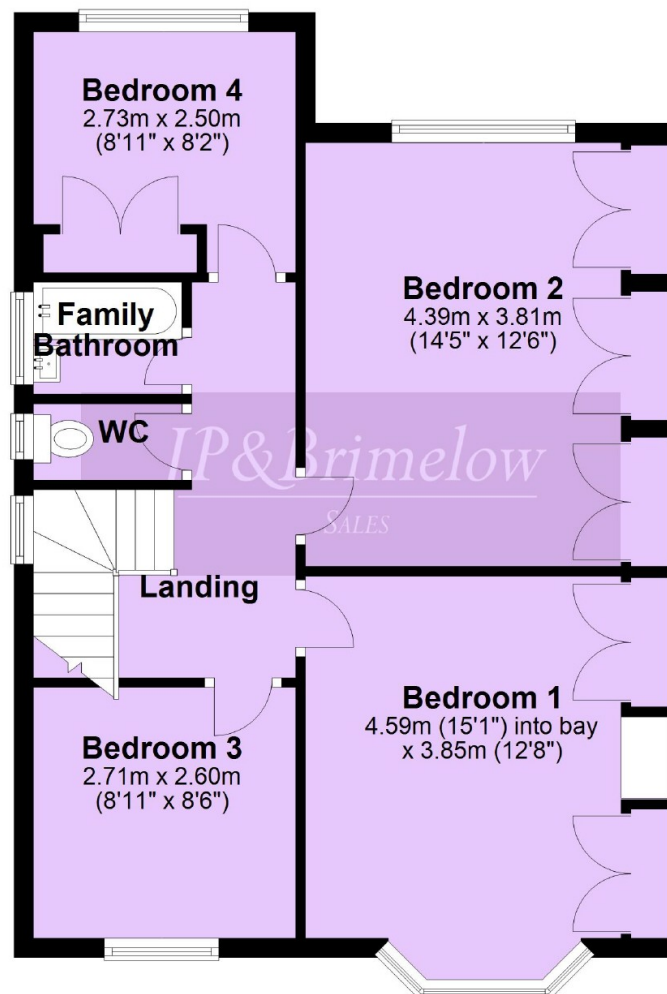
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor



First Floor



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