

DELISA MILLER



Two bedroom mid terrace property/Two reception rooms

No chain

Gas central heated and double glazed

Popular location with superb transport links and close to amenities such as shops and Schools.

Ideal investment property



132 Cowesby Street
Manchester, M14 4UW

£125,000

Entrance Hallway

Stairs to first floor accommodation, radiator, coving to ceiling, alarm panel and light point.

Reception room one 9' 6" x 11' 2" (2.9m x 3.4m)

Double glazed window to the front elevation, coving to ceiling, radiator and light point.

Reception room two 11' 2" x 9' 10" (3.4m x 3m)

Double glazed to the rear elevation, coving to ceiling, radiator and light point.

Kitchen 10' 2" x 7' 10" (3.1m x 2.4m)

Kitchen has wall and base unit, splash back tiling, plumbed in for a washing machine, double glazed window to side elevation and door to rear garden.

First floor landing

Light point

Bedroom one 11' 10" x 9' 6" (3.6m x 2.9m)

Double glazed window to front elevation, radiator and light point.

Bedroom two 11' 10" x 8' 2" (3.6m x 2.5m)

Double glazed window to rear elevation, radiator and light point.

Bathroom 9' 6" x 7' 10" (2.9m x 2.4m)

Bathroom is fitted with a three piece matching suite, tiled to walls, double glazed window and light point.

Externally

To the rear of the property is a low maintenance enclosed garden.

132, Cowesby Street, MANCHESTER, M14 4UW

Dwelling type: Mid-terrace house
Date of assessment: 18 September 2015
Date of certificate: 21 September 2015

Reference number: 0838-2808-7817-9295-8035
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 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:	£ 2,952
Over 3 years you could save	£ 684

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 171 over 3 years	
Heating	£ 2,286 over 3 years	£ 1,863 over 3 years	
Hot Water	£ 327 over 3 years	£ 234 over 3 years	
Totals	£ 2,952	£ 2,268	

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

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
61	79

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	£ 102
2 Low energy lighting for all fixed outlets	£45	£ 144
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 345

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.