

DELISA MILLER



Two bedroom apartment with attic space

Well presented throughout

Juliet balcony

Fabulous location near University and with superb transport links

Open plan kitchen/Lounge

Parking available



Peregrine Street
Manchester, M15 5PU

£139,950

Entrance Hallway

Living Room 12' 6" x 12' 0" (3.81m x 3.65m)

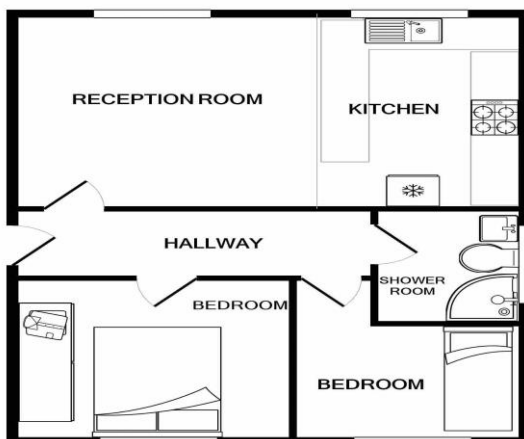
Kitchen 11' 1" x 6' 4" (3.38m x 1.93m)

Bathroom 7' 0" x 6' 3" (2.13m x 1.90m)

Master bedroom 11' 4" x 9' 4" (3.45m x 2.84m)

Bedroom 2 9' 6" x 9' 4" (2.89m x 2.84m)

Externally



TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate

66, Peregrine Street, MANCHESTER, M15 5PU

Dwelling type: Top-floor flat
Date of assessment: 25 February 2016
Date of certificate: 29 February 2016

Reference number: 2958-8013-7272-0796-9940
Type of assessment: RdSAP, existing dwelling
Total floor area: 50 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,191

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	Not applicable
Heating	£ 798 over 3 years	£ 798 over 3 years	
Hot Water	£ 279 over 3 years	£ 279 over 3 years	
Totals	£ 1,191	£ 1,191	

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

