

DELISA MILLER



Two double bedrooms

En-suite shower room

Secure allocated parking

Popular location close to all amenities such as shops and Schools

Currently tenanted with superb yeild

Integrated appliances



Quinney Crescent
Manchester, M16 7DD

£139,950

Entrance hallway

Kitchen area

Lounge/dining room

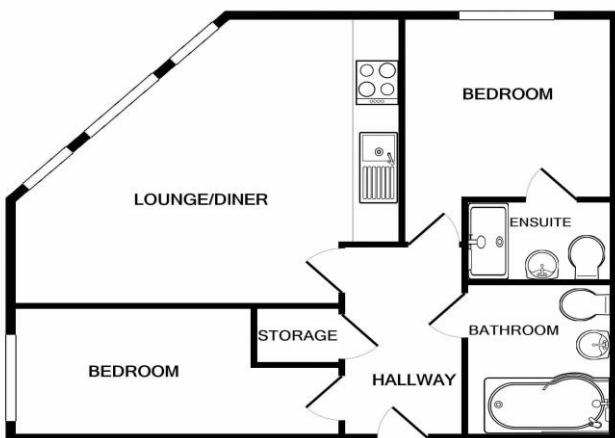
Bedroom one

Bedroom two

En-suite shower room

Bathroom

Externally



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

Flat 4, 26a, Quinney Crescent, MANCHESTER, M16 7DD

Dwelling type:	Ground-floor flat	Reference number:	9360-2878-7790-9791-3921
Date of assessment:	18 November 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 November 2019	Total floor area:	63 m ²

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:	£ 1,947
Over 3 years you could save	£ 402

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 162 over 3 years	
Heating	£ 1,107 over 3 years	£ 885 over 3 years	
Hot Water	£ 597 over 3 years	£ 498 over 3 years	
Totals	£ 1,947	£ 1,545	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>71</p>	<p>77</p>

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 Low energy lighting for all fixed outlets	£40	£ 51
2 High heat retention storage heaters	£1,200 - £1,800	£ 252
3 Heat recovery system for mixer showers	£585 - £725	£ 99

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.