21 Victoria Road, Whalley Range, M16 8GP



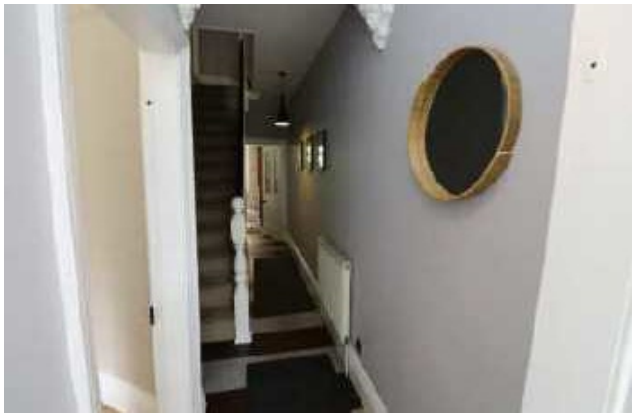
JP&Brimelow
SALES

Price: £385,000

****VIDEO TOUR AVAILABLE** A beautifully presented & spacious, FOUR DOUBLE BEDROOMED, VICTORIAN, mid terrace property positioned in a leafy location off College Road here in Whalley Range. The property is close to several good primary schools, including the Ofsted outstanding Manley Park Primary School, the Hilary Step Bar and Jam Street Café on Upper Chorlton Road, the local amenities of Chorlton and is ideally located for transport links to Media city either by Metrolink or by bus. The well-planned and spacious accommodation over four floors comprises; porch, entrance hallway, a through lounge/dining room with box bay window to the front aspect, chamber cellar and a fitted kitchen/breakfast room to the ground floor with access out into the rear enclosed landscaped courtyard style garden. To the first floor there are three double bedrooms and a stunning three-piece white family bathroom suite, whilst the second floor reveals a landing to a further double bedroom. The property benefits from many features throughout with high ceilings, warmed by gas fired central heating, an alarm system, partial double glazing, a useful chamber cellar, an enclosed front and rear courtyard style garden. A fantastic home for a growing family or a professional couple. OFFERED WITH NO VENDOR CHAIN. Internal inspection**

















EPC Chart

Energy Performance Certificate

HM Government

21, Victoria Road, Whalley Range, MANCHESTER, M16 8GP

Dwelling type:	Mid-terrace house	**Reference number:**	8362-6823-5570-5740-4992
Date of assessment:	10 July 2012	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	13 July 2012	**Total floor area:**	115 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

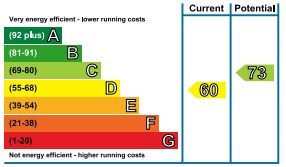
Estimated energy costs of dwelling for 3 years:	**£ 3,195**
Over 3 years you could save	**£ 387**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 174 over 3 years	You could save £ 387 over 3 years
Heating	£ 2,550 over 3 years	£ 2,295 over 3 years	
Hot Water	£ 336 over 3 years	£ 339 over 3 years	
Totals	£ 3,195	£ 2,808	

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



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.

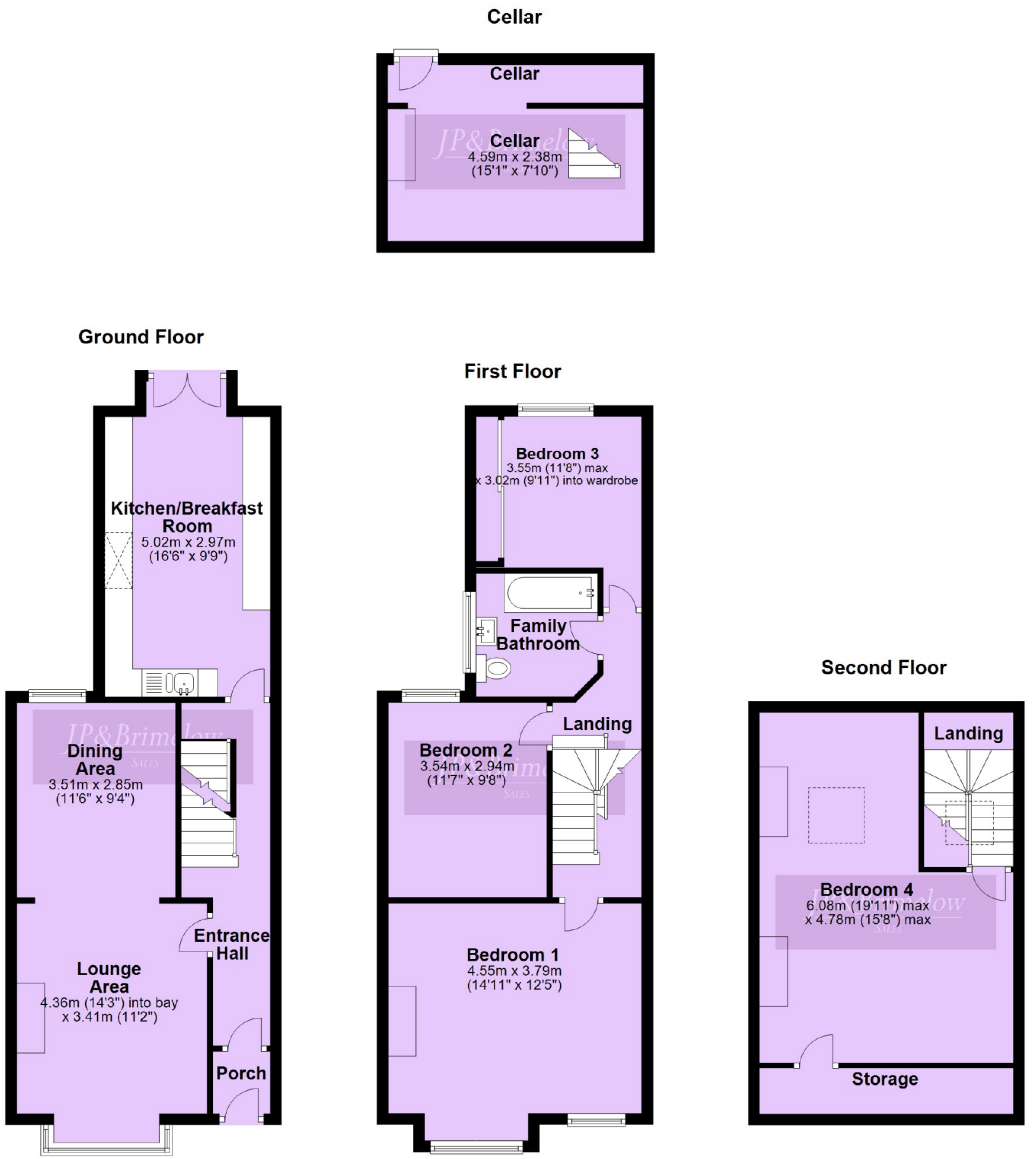
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 90
2 Draught proofing	£80 - £120	£ 57
3 Low energy lighting for all fixed outlets	£60	£ 120

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.

Freehold Council Tax Band: B



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