

9 Disley Avenue, West Didsbury, M20 1JU



JP&Brimelow
SALES

Price: £385,000

****VIDEO TOUR AVAILABLE**** A well-presented & spacious, **THREE BEDROOMED**, attractive bay fronted, period, mid terrace property positioned on a cul-de-sac off Cavendish Road. A five-minute stroll into the heart of the Burton Road community here in West Didsbury with its array of independent boutique shops, popular bars, restaurants, The Albert Club on Old Lansdowne Road and the Metrolink station on Burton Road giving you direct access into the City centre/Media City and Didsbury village. The well-planned accommodation comprises; entrance hallway, a lounge with a bay window to the front aspect, an open plan dining room/fitted kitchen/breakfast room to the ground floor with access out into the rear enclosed landscaped courtyard which then leads to a rear gated community service alleyway. To the first floor there are three bedrooms and a white three-piece family bathroom. The property benefits from an alarm system, warmed by gas fired central heating, double glazed throughout, a front and rear landscaped courtyard style garden. **OFFERED WITH NO VENDOR CHAIN.** Would suit a professional or a couple due to the location and size available. Internal inspection is highly recommended.





EPC Chart

Energy Performance Certificate



9, Disley Avenue, MANCHESTER, M20 1JU

Dwelling type: Mid-terrace house

Date of assessment: 16 November 2016

Date of certificate: 16 November 2016

Reference number: 8896-6464-1829-2297-2963

Type of assessment: RdSAP, existing dwelling

Total floor area: 90 m²

Use this document to:

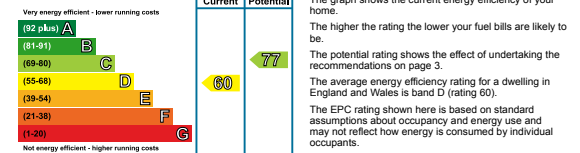
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,976
Over 3 years you could save	£ 603

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	You could save £ 603 over 3 years
Heating	£ 2,487 over 3 years	£ 1,983 over 3 years	
Hot Water	£ 273 over 3 years	£ 174 over 3 years	
Totals	£ 2,976	£ 2,373	

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

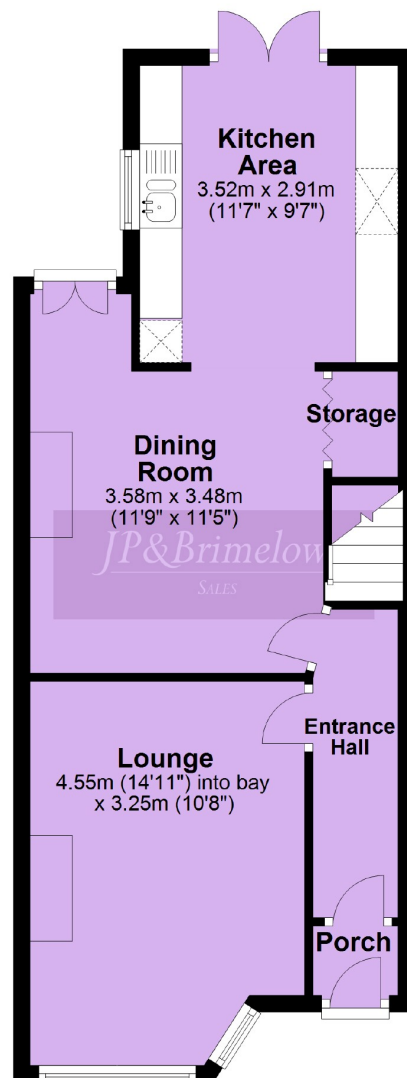


Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 504
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 759

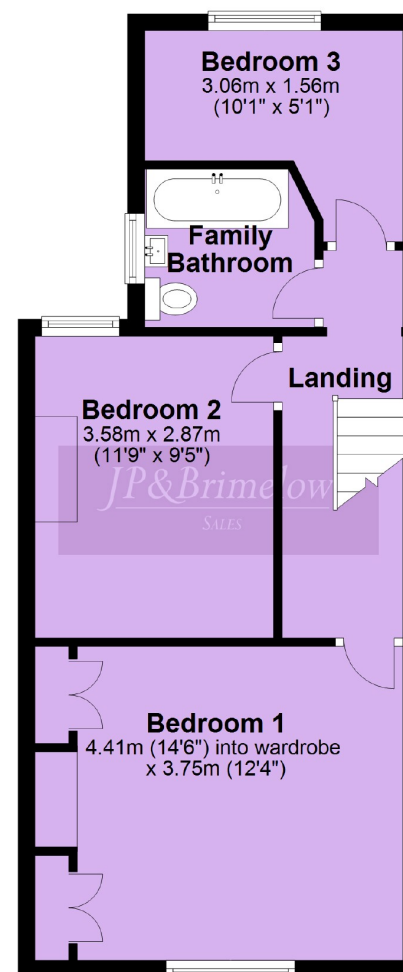
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444292. The Green Deal may enable you to make your home warmer and cheaper to run.

Freehold Council Tax Band: C

Ground Floor



First Floor



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