

8 William Lunt Gardens, Chorlton, M21 9PB



JP&Brimelow
SALES



****VIDEO TOUR AVAILABLE**** A stylishly presented & contemporary, **SIX DOUBLE BEDROOMED**, modern semi-detached property with accommodation spread over three floors boasting over 2300 sq ft. William Lunt Gardens was built by Hillcrest Homes and is perfectly situated for Beech Road with its boutique shops/parks/popular independent bars/restaurants and primary schools. The well-planned accommodation comprises; an entrance hallway, downstairs W.C, family room to the front aspect, integral garage and an impressive open plan lounge/fitted kitchen/breakfast room and dinning room to the ground floor with access out into the landscaped lawned garden for al fresco entertaining. To the first floor there is a landing with utility/laundry room, four double bedrooms, bedroom two benefits from an en-suite shower room and a three-piece family bathroom. Whilst the second floor reveals two further double bedrooms, bedroom one benefits from an en-suite shower, dressing area and an enclosed balcony to the front aspect. A paved driveway providing off road parking to the front aspect. Specifications are: double glazing throughout, Siemens fitted appliances in the kitchen, an alarm system, all bathroom fixtures are Duravit and warmed by gas fired condensing boiler with an insulated pressurized water cylinder. Externally the grounds have been carefully planned and laid out with lawned gardens, paved patio with well stocked flower beds with well-established shrubs and an integral garage with an electric door. Would suit a growing family due to its location and positioning to local schools, Chorlton Nature Reserve, the Metrolink station in either Chorlton or Stretford being a fifteen-minute walk. Viewing is strictly by appointment only.

Price: £765,000





EPC Chart

Energy Performance Certificate



8, William Lunt Gardens, MANCHESTER, M21 9PB

Dwelling type: Semi-detached house

Date of assessment: 17 July 2015

Date of certificate: 17 July 2015

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:

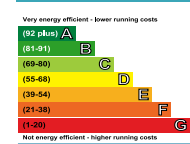
£ 1,980

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	Not applicable
Heating	£ 1,362 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
Totals	£ 1,980	£ 1,980	

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 738

Freehold Council Tax Band: G



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