15 Albany Road, Chorlton, M21 0AY





****VIDEO TOUR AVAILABLE** A truly stunning & stylishly presented, FIVE DOUBLE BEDROOMED, bay fronted, period, semi-detached property located on a highly popular residential road off Wilbraham Road in Chorlton. A full back to brick renovation to the highest of standards and will suit the modern way of living boasting over 2100 sq ft of accommodation over the four floors including the chamber cellars. Walking distance of the centre of Chorlton, close to all local amenities including restaurants/deli's/shops on Manchester Road and the Metrolink station either in Firswood on Ryebank Road or Wilbraham Road in Chorlton giving you direct access to City centre, Media City at Salford Quays. The well-planned accommodation comprises; vestibule, entrance hallway, a through lounge/ dining room with a bay window to the front aspect and an impressive open plan fitted designer hand-made Devol kitchen/breakfast room with marble worktops and a Smeg free standing range cooker to the ground floor with double crittall doors leading out into the rear landscaped garden. To the first floor there are three well-proportioned double bedrooms and bespoke fitted four-piece family bathroom over two levels. The second floor reveals a useful storage area and two further double bedrooms. The property benefits from many original features including stripped wooden flooring, stunning fireplaces, warmed by a Valliant combi boiler, double glazed sash windows, cast iron radiators throughout, cellars with a utility room. To the front aspect there is an enclosed front garden and a good-sized enclosed Southernly landscaped rear garden. Would suit a young family due to its positioning for the local Primary Schools off Oswald Road.**

Price: £625,000



















Freehold Council Tax Band: C

EPC Chart

Energy Performance Certificate

HM Government

15, Albany Road, MANCHESTER, M21 0AY

Dwelling type:	End-terrace house	**Reference number:**	8210-7028-4180-7304-3226
Date of assessment:	24 August 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	27 August 2020	**Total floor area:**	159 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

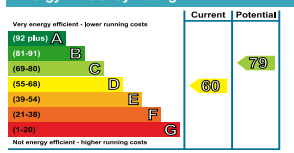
Estimated energy costs of dwelling for 3 years:	**£ 4,260**
Over 3 years you could save	**£ 1,377**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 297 over 3 years	You could save £ 1,377 over 3 years
Heating	£ 3,645 over 3 years	£ 2,268 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	**£ 4,260**	**£ 2,883**	

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,086
2 Floor insulation (suspended floor)	£800 - £1,200	£ 156
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 132

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.



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