4 St Werburghs Road, Chorlton, M21 0TN



Price: £385,000

****VIDEO TOUR AVAILABLE** A beautifully presented & tastefully extended, THREE BEDROOMED, traditional, bay fronted semi-detached property situated on a highly popular residential road off Brantingham Road. Chorlton village provides a lively and vibrant atmosphere and includes street cafes, bars and restaurants. There are a variety of local shops catering for day to day requirements including the popular award winning Barbakan delicatessen and the Unicorn (Manchester's co-operative grocery). Within a ten-minute walk to the Metrolink station on Wilbraham Road, this will provide easy access to a range of amenities including direct link to Media City and all the excitement of city life. The well-designed accommodation comprises; entrance hall, downstairs W.C, a utility room, a lounge with a bay window to the front aspect and an impressive open plan dining/fitted kitchen/breakfast area with bi-folding doors leading out to the rear patio and lawned garden. To the first floor there is a landing with three bedrooms and a four-piece white family bathroom. The property benefits from double glazing throughout, gas fired central heating, a front enclosed garden with a driveway with ample off-road parking for a number of cars. Early viewing is highly recommended.**









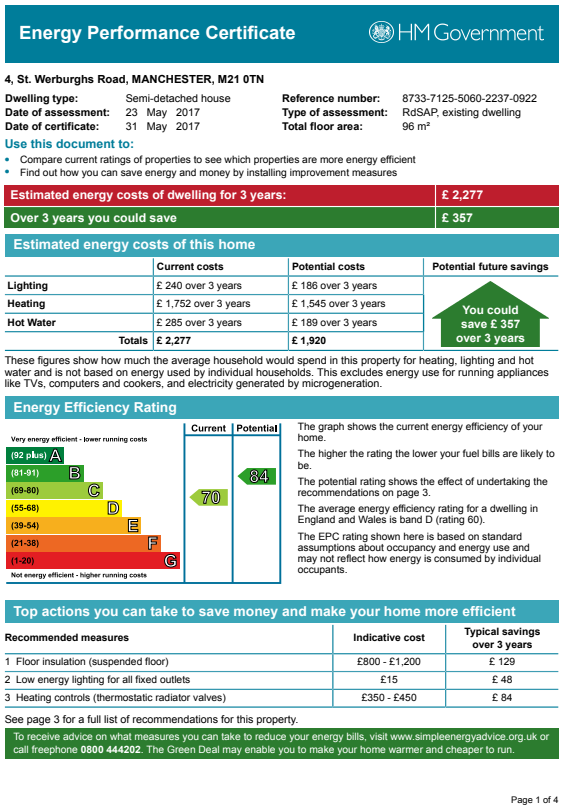








EPC Chart



Energy Performance Certificate — HM Government

4, St. Werburghs Road, MANCHESTER, M21 0TN

Dwelling type:	Semi-detached house	**Reference number:**	8733-7125-5060-2237-0922
Date of assessment:	23 May 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	31 May 2017	**Total floor area:**	96 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:	**£ 2,277**
Over 3 years you could save	**£ 357**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 186 over 3 years	You could save £ 357 over 3 years
Heating	£ 1,752 over 3 years	£ 1,545 over 3 years	
Hot Water	£ 285 over 3 years	£ 189 over 3 years	
Totals	**£ 2,277**	**£ 1,920**	

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 (suspended floor)	£800 - £1,200	£ 129
2 Low energy lighting for all fixed outlets	£15	£ 48
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 84

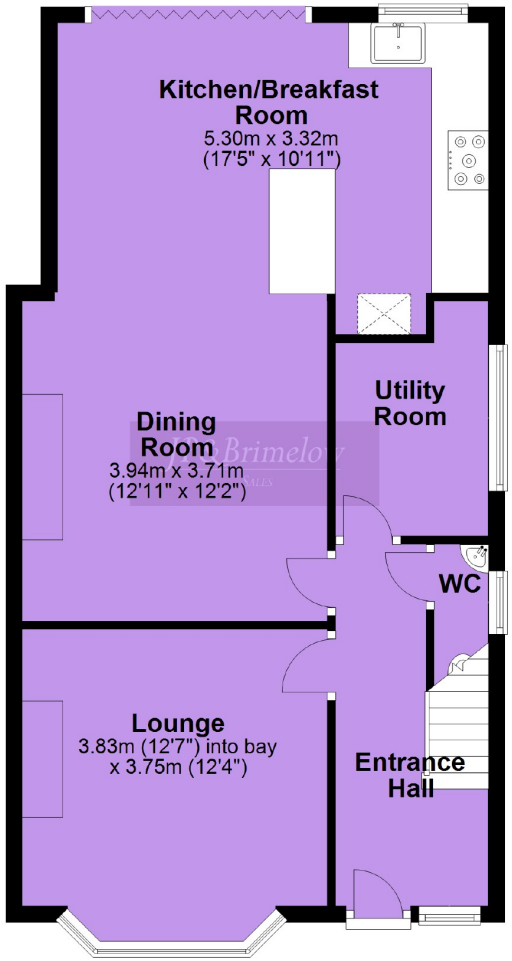
See page 3 for a full list of recommendations for this property.

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.

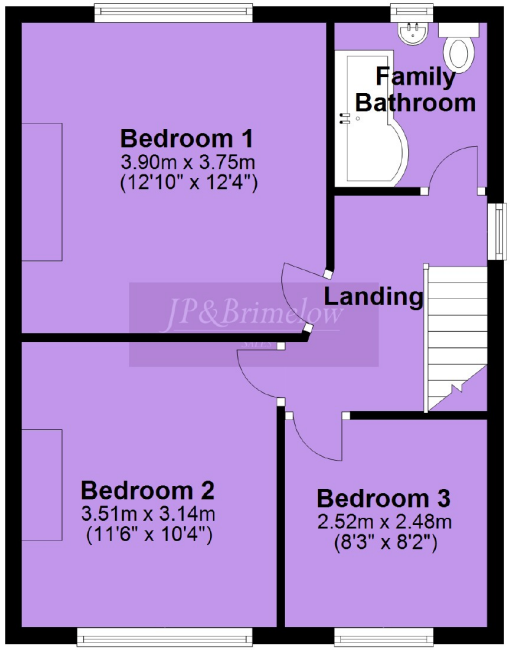
Page 1 of 4

Freehold Annual Chief rent £5 Council Tax Band: C

Ground Floor



First Floor



Chorlton & Didsbury Sales
430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
E: chorlton@jpbrimelow.co.uk www.jpandbrimelow.co.uk

NOTICE: J P& Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of JP & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Follow us on Twitter @jpandbrimelows