

**JULIAN
WADDEN**



926 Hyde Road
Gorton



Guide price £94,950
 Square Footage: 607
 Council Tax Band: A
 Tenure: Leasehold
 Service Charge:
 Sat Nav Directions: M18 7LL

A well-presented, two bedroom second floor duplex apartment, positioned within a purpose built block, close to local shops and transport links in to Manchester City centre and the surrounding areas. The property comprises of private ground floor entrance hall with cloak area. To the second floor there is a good sized lounge, a modern kitchen and the second bedroom. To the third floor is the main bedroom and a three piece white shower room. The building is set within large communal grounds and includes a garage and allocated parking

Energy Performance Certificate HM Government

926, Hyde Road, MANCHESTER, M18 7LL

Dwelling type: Top-floor flat Reference number: 8114-6227-8230-5650-5926
 Date of assessment: 20 March 2014 Type of assessment: RdSAP existing dwelling
 Date of certificate: 21 March 2014 Total floor area: 60 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: £ 2,046

Over 3 years you could save £ 870

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 117 over 3 years	
Heating	£ 1,233 over 3 years	£ 720 over 3 years	You could save £ 870 over 3 years
Hot Water	£ 705 over 3 years	£ 330 over 3 years	
Totals	£ 2,046	£ 1,176	

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 includes 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.

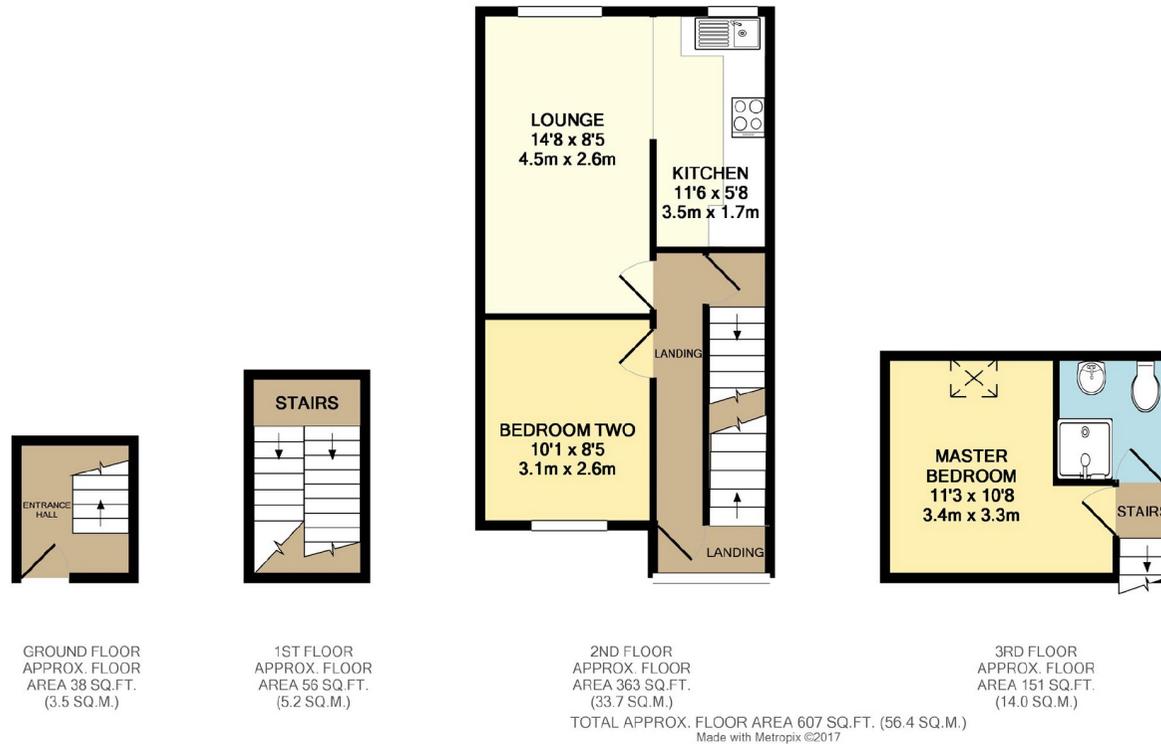
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Fan assisted storage heaters and dual immersion cylinder	£100 - £1,200	£ 870	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-graphs or call 0800 528 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.