Harrison

12 CORNFIELD CLOSE WALMERSLEY BL9 6XB

£124,950 REDUCED IN TOTAL BY £8,000 'FREEHOLD'

- MODERN 2 BED SEMI DETACHED HOUSE
- ADJOIN OPEN PASTURELAND, UPVC D/G
- PORCH, LOUNGE/DINING, WHITE KITCHEN
- WHITE BATHROOM INC SHOWER, GAS C/H
- VEHICULAR DRIVE, LAWN GDNS + PATIO
- SUPER VIEWS, NO ONWARD CHAIN

Call 0161 797 8616 to view this property or visit harrison-estates.co.uk for more details

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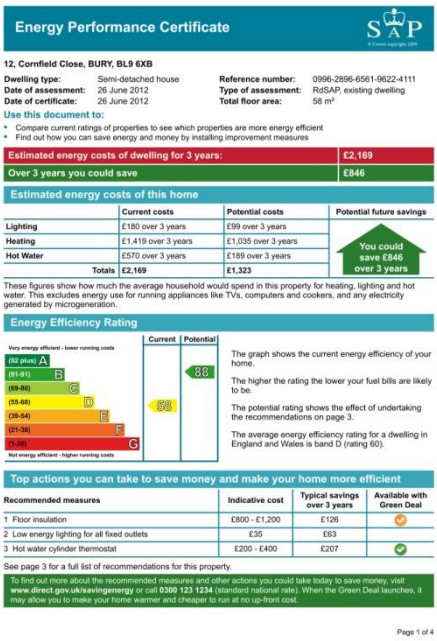
GROUND FLOOR

PORCH	uPVC double glazed window and door, built in cloaks cupboard, wood laminate floor.
LOUNGE DINING ROOM	16'6" x 12'7" uPVC double glazed, under stairs storage cupboard, wood laminate floor.
KITCHEN	12'7" x 6'10" uPVC double glazed window and entrance door, modern range of high gloss range of fitted wall and base units, co-ordinated worktops, inset sink unit, split level electric oven and hob, cooker hood, plumbing for automatic washing machine, concealed central heating boiler, ceramic tiled floor.

FIRST FLOOR

LANDING	Loft access.
BEDROOM 1	12'7" x 9' uPVC double glazed, wardrobes, wood laminate floor.
BEDROOM 2	12'8" x 7' uPVC double glazed, fitted wardrobes, wood laminate floor.
BATHROOM	uPVC double glazed, modern white 3 piece suite comprising bath with shower, shower screen, hand wash basin and w.c, part tiling, chrome heated towel rail.
GARDENS	Lawn front garden and fully enclosed lawn rear garden bordering open pastureland with complementary views and spacious paved patio, shed and hose point.
PARKING	Vehicular drive.
LOCATION	From Walmersley Road, Bury turn right into Limefield Brow continuing around and taking 1st right into Cornfield Close.



Energy Performance Certificate SAP

12, Cornfield Close, BURY, BL9 6XB

Dwelling type:	Semi-detached house	**Reference number:**	0996-2896-6561-9622-4111
Date of assessment:	26 June 2012	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	26 June 2012	**Total floor area:**	58 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:	**£2,169**
Over 3 years you could save	**£846**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£180 over 3 years	£99 over 3 years	You could save £846 over 3 years
Heating	£1,419 over 3 years	£1,035 over 3 years	
Hot Water	£570 over 3 years	£189 over 3 years	
Totals	**£2,169**	**£1,323**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

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

Current: 59 — Potential: 88

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).

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 Floor insulation	£800 - £1,200	£126	✓
2 Low energy lighting for all fixed outlets	£35	£63	
3 Hot water cylinder thermostat	£200 - £400	£207	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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