



3 Park View Road, Prestwich M25 1FA



Bedrooms: 2 Bathrooms: 1 Reception Rooms: 1

£1,200 pcm

Philip Ellis Estate and Lettings



** Available Now** ** New Kitchen ** ** New Windows** ** Recently Renovated **

Philip Ellis Estate Agents are pleased to bring to market this contemporary, fully modernised two-bedroomed mid terraced property, located just 5 minutes from Prestwich Village. With off-road parking, this home offers easy access to local schools, bars, shops, and amenities. The Metrolink Station and the motorway network are nearby providing convenient travel options.

The property briefly comprises a porch, entrance hallway, front lounge & a spacious kitchen on the ground floor. The first-floor features two bedrooms and a fantastic family bathroom. This is a rare opportunity to rent a lovely home in the heart of Prestwich, and early viewings are highly recommended.

Ground Floor

The porch opens to the entrance hallway, providing access to all ground floor rooms. The front lounge is spacious with a bay window, offering plenty of room for lounge furniture. A new contemporary kitchen with a variety of wall and base units and contrasting work surfaces. With access to the recently redesigned rear garden.

First Floor

The first floor includes two double bedrooms, with the master bedroom offering fitted wardrobe units and ample space for additional furniture. The family bathroom includes a shower, low-level flush WC, and a floating wash hand basin.

External

The property includes a front driveway for one car, whilst the rear offers a lawned garden—ideal for summer evenings and alfresco dining.

If you do not earn a total of 3 times the property's monthly rent, you will be required to provide a guarantor with your application. In this case, your guarantor must be a home owner.



Disclaimer..

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Philip Ellis Estate and lettings or any staff member in any way as being functional or regulation compliant. Philip Ellis Estate And Lettings do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested parties.





Living room 3.67m x 3.54m



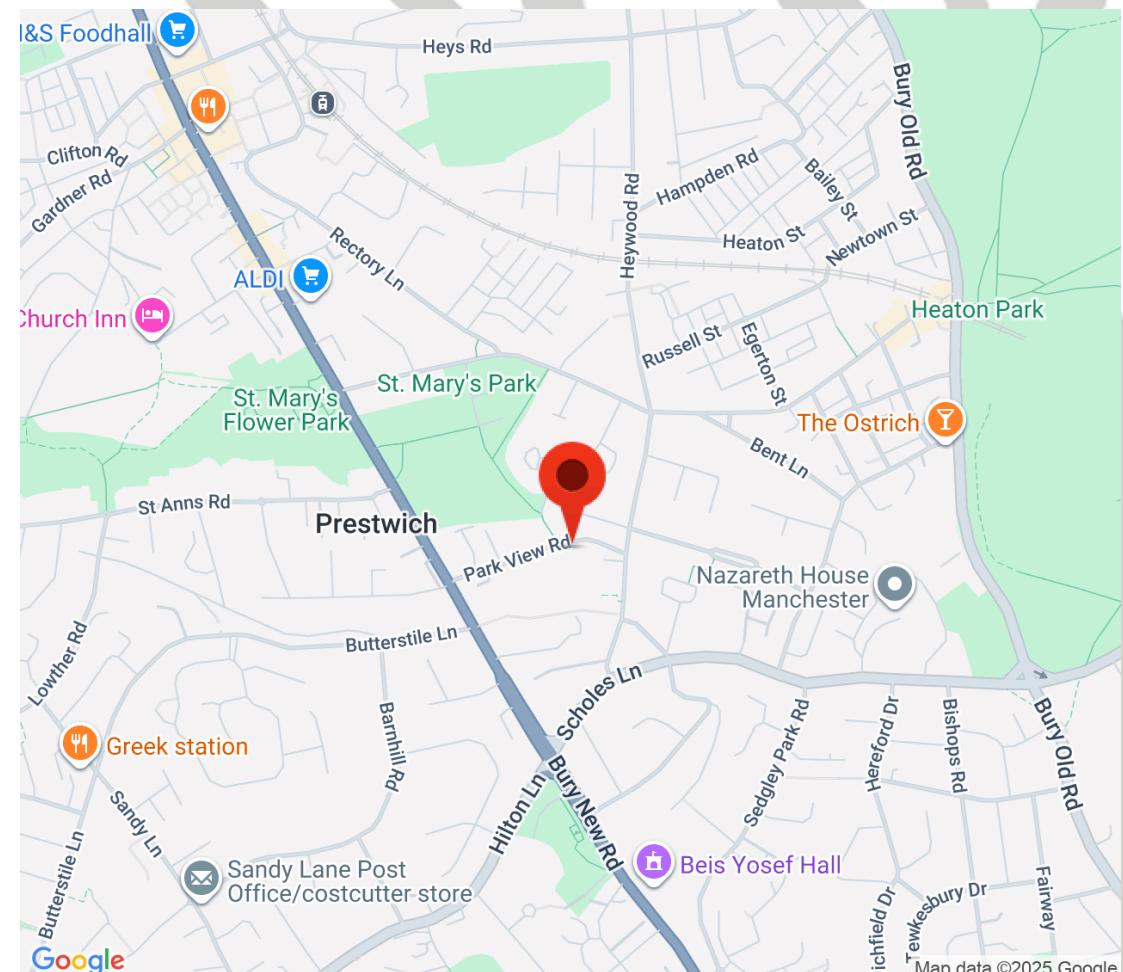
Kitchen 4.42m x 2.48m

Bedroom 1 3.21m x 3.50m

Bedroom 2 2.57m x 3.00m

Bathroom 2.00m x 1.65m





For more information please see the Energy Performance Certificate



PHILIP ELLISTM
ESTATE AND LETTINGS

To arrange your viewing ...

Call : 0161 773 1011

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www.philipellisestateagents.co.uk

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Energy performance certificate (EPC)

3 Park View Road Prestwich MANCHESTER M25 1FA	Energy rating C	Valid until: 16 March 2034
		Certificate number: 6234-7027-7300-0369-6296

Property type Mid-terrace house

Total floor area 60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

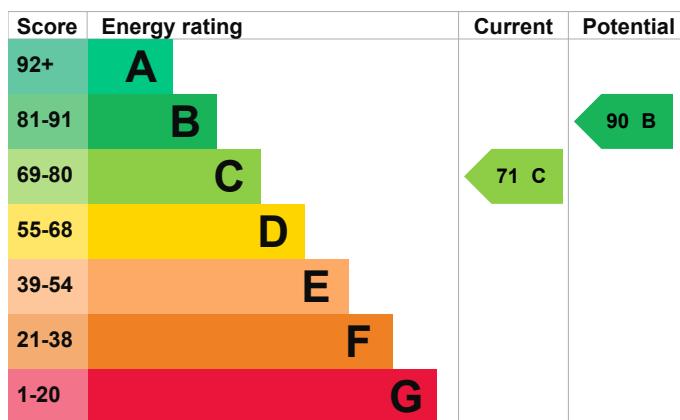
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£946 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £226 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 6,467 kWh per year for heating
 - 1,891 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces	2.2 tonnes of CO2
This property's potential production	0.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£95
2. Cavity wall insulation	£500 - £1,500	£81
3. Solar water heating	£4,000 - £6,000	£50
4. Solar photovoltaic panels	£3,500 - £5,500	£499

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Haider Ali
Telephone	07889 074 845
Email	haider702@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025539
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 March 2024
Date of certificate	17 March 2024
Type of assessment	RdSAP