

FOR SALE BY TENDER

68 Thornbury Road, Stretford M32 0QE



Guide Price: £160,000

0161 238 5965

traffordstates@amey.co.uk

Location and Situation

The property is situated in Stretford, approximately 3 miles south-west of Manchester city centre and benefits from access to the Metrolink system via Old Trafford Tram stop less than a mile's walk/cycle/ walk away. The motorway network can be reached via the A56, which is also the main direct route between Cheshire and Manchester. Media City, Salford Quays and Trafford Park lie within a short distance to the north and Old Trafford Football Stadium is ½ a mile distant. The UA92 Campus (due to open September 2019) will be 0.7 miles away to the south-east.



Description

The property is a 3 bed mid-terrace house comprising internally; 2 large reception rooms, kitchen, hallway, 3 bedrooms, and bathroom. There are also good size gardens to the rear and front of the premises. The home benefits from central heating and double glazing throughout.

Council Tax

The property is within **Council Tax Band A** (*information provided by the Valuation Office Agency*). For details of the amount that you may expect to pay please contact the local billing authority, Trafford Council on 0161 912 2220.

Energy Performance Certificate



68, Thornbury Road, Stretford, MANCHESTER, M32 0QE

Dwelling type: Mid-terrace house **Reference number:** 8078-7125-5900-2879-8926
Date of assessment: 21 May 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 May 2018 **Total floor area:** 88 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

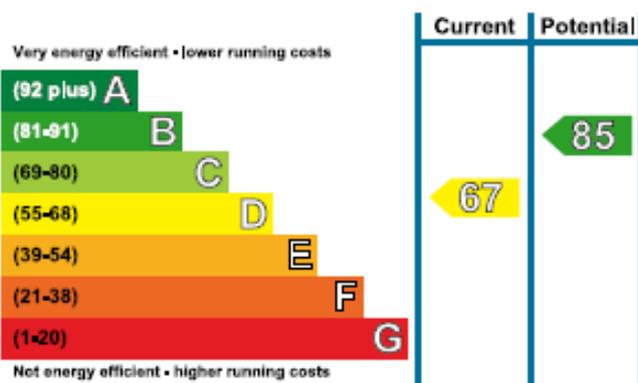
Estimated energy costs of dwelling for 3 years:	£ 2,286
Over 3 years you could save	£ 552

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	
Heating	£ 1,764 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 306 over 3 years	£ 213 over 3 years	
Totals	£ 2,286	£ 1,734	

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 Party wall insulation	£300 - £600	£ 171
2 Floor insulation (suspended floor)	£800 - £1,200	£ 126
3 Heating controls (room thermostat)	£350 - £450	£ 69

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Viewing

The property is available for viewing externally without appointment anytime during daylight hours. For the opportunity to view the premises internally please use the contact details below to make an appointment.

Method of disposal

Bids for the freehold interest of the property are invited by way of an informal, unconditional tender.

In order to ensure receipt of a tender pack which enables a bid to be submitted, applicants are encouraged to register early.

To register, please complete and return the pro-forma on the next page. There is a registration fee of £50, which can be paid by cheque only. Cheques should be made payable to Amey OW Ltd.

Bids are made on a 'sealed' basis and will be opened after the closing date.

Applicants will be required to provide a deposit cheque equal to 10% of their bid price when submitting their tender. The cheque will only be banked if the bid is successful.

The successful applicant will have 28 days from the date of confirmation that their bid has been accepted to complete the purchase.

Enquiries

For general enquiries please contact; Steve Barr; Graduate Surveyor on **07976423798** or **0161 2385965** or via e-mail at Steven.Barr@amey.co.uk

Timetable

The closing date for submission of tender documents is 12 noon, Monday 15 April 2019.

Misrepresentation

Although every care has been taken to ensure the accuracy of all the information contained in this document and on the plans, none of the statements contained herein, or any other information supplied, are to be relied upon as statement or representation of facts nor do they form part of a warranty or contract. Trafford Council/Amey LG Ltd/Amey OW Ltd nor any Officer, Servant or Agent to the Council/Amey is legally responsible either in contract or tort for any inaccuracies, errors or omissions either herein contained or in any other information supplied whether arising from inadvertence or negligence or from any other cause whatsoever. The Council reserves the right to amend or alter part or parts of the particulars without notice and any interested parties must satisfy themselves as to the correctness of the information.

Tender Pack Registration Form

Consulting Property
Amey OW Ltd
Floor 15 City Tower
Piccadilly Plaza
Manchester
M1 4BT

Date.....

RE:- 68 Thornbury Road, Stretford, Manchester

I would like the opportunity to acquire this property and wish to register for priority receipt of a tender pack. My registration cheque for the fee of £50.00, payable to Amey OW Ltd is enclosed.

My Name is

My Position is

My Company is

My Principal is

(If interest being registered by an agent)

My Address is

.....
.....
.....

Tel:.....

E-mail:.....

I would like my details to be entered onto the mailing list to receive details of future disposals via e-mail (please tick to confirm).

Yours Faithfully

