



NPE

Estate Agents Lettings
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For Sale

9a Meadow Road, Alkrington - EPC: E £725,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

9a, Meadow Road
Middleton
MANCHESTER
M24 1WH

Energy rating

E

Valid until: 8 October 2023

Certificate number: 0618-1922-7230-1847-9994

Property type Detached house

Total floor area 198 square metres

Rules on letting this property

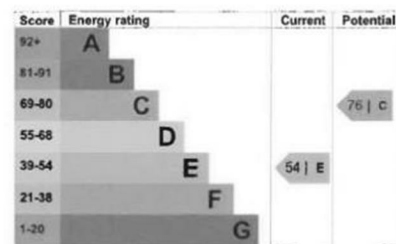
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

****INDIVIDUALLY DESIGNED 3 STOREY DETACHED FAMILY HOME****HIGHLY SOUGHT AFTER LOCATION**** DECEPTIVELY SPACIOUS**** 5 GOOD SIZED BEDROOMS, 4 RECEPTIONS, 4 BATHS**** VIEWING HIGHLY RECOMMENDED**** Located in a highly prestigious and sought after location, we are delighted to offer for sale 'Elmwood House', a unique, individually designed, 3 Storey, 5 bedroom detached property, built Circa 1996 and providing spacious family accommodation on a large plot. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Large entrance hallway, spacious lounge, dining room, fitted kitchen, utility room with WC, lower level reception room, studio, sauna/shower room, large first floor landing, 5 good sized bedrooms, ensuite bathroom and modern 5 piece white family bathroom. Externally the property has the benefit of a garden and horse shoe shaped driveway to the front, a driveway to the side leading to an integral garage, a large rear garden with lawn & patio and a 2nd large integral garage accessed at the rear. Not overlooked at the rear.

Large Entrance Hallway

Ceramic floor tiled. Radiator. stairs off up to first floor landing and 2nd staircase down to lower level.

Lounge

21'10 x 12'4 (6.65m x 3.76m)

Living flame gas fire. Feature fireplace. 2 radiators. Double doors to dining room.

Dining Room

10'9 x 12'0 (3.28m x 3.66m)

Radiator.

Kitchen

19'5 x 9'9 (5.92m x 2.97m)

Good range of fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Single sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

Utility Room/WC

11'1 x 9'10 (3.38m x 3.00m)

Stainless steel sink & drainer. Plumbed for washer. WC with washbasin. Radiator. Large storage cupboard.

Lower Level Reception Area

14'1 x 11'7 (4.29m x 3.53m)

Radiator. French doors to rear. Access to large integral garage.

Studio

19'2 x 9'7 (5.84m x 2.92m)

2 radiators.

Sauna/Shower Room

11'7 x 11'6 (3.53m x 3.51m)

Ceramic floor tiled. Radiator. Large built in sauna. 3 piece shower suite.

Large First Floor Landing

Bedroom 1

15'9 x 18'3 (4.80m x 5.56m)

Side aspect. Good range of fitted wardrobes. 2 radiators. En Suite- 3 piece suite with shower to bath. Ceramic wall & floor tiled. Radiator.

Bedroom 2

10'2 x 12'5 (3.10m x 3.78m)

Front aspect. Fitted wardrobes. Radiator. Double doors through to bedroom 3.

Bedroom 3

11'1 x 12'4 (3.38m x 3.76m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 4

9'9 x 9'10 (2.97m x 3.00m)

Front aspect. Fitted wardrobes. Radiator. Loft access.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.

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