



NPE

Estate Agents Lettings
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For Sale

54 & 54B Graver Lane, Clayton Bridge - EPC: D £460,000



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Energy performance certificate (EPC)

54b Graver Lane
MANCHESTER
M40 1QW

Energy rating

D

Valid until: 13 April 2024

Certificate number: 8894-7724-1940-3564-1992

Property type: Semi-detached bungalow

Total floor area: 114 square metres

Rules on letting this property

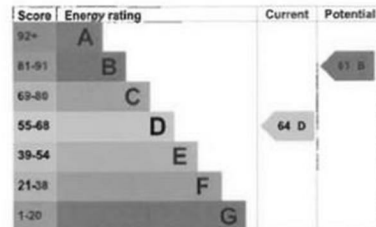
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. 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

****UNIQUE PROPERTY FOR SALE**** 2 SEMI DETACHED PROPERTIES, SOLD TOGETHER UNDER THE SAME TITLE DEED**** VERY POPULAR CONSERVATION AREA****LOTS OF CHARACTER & ORIGINAL FEATURES**** IDEAL FOR LARGE FAMILY**** VIEWING HIGHLY RECOMMENDED**** We offer for sale this unique opportunity to purchase 54 & 54B Graver Lane, 2 semi detached properties with individual access, being sold together under the same title deed. The properties consist of one large 3 bedroom semi detached house, attached to a deceptively spacious 2 bedroom semi detached bungalow. Both properties have uPVC double glazing & combi gas central heating and the accommodation comprises: Number 54; Long entrance hallway, sitting room, lounge, dining room, fitted kitchen, 3 double bedrooms and a large 4 piece white bathroom. 54B; Large entrance hallway, shower room, 2 large bedrooms, fitted dining kitchen, spacious lounge and office/storage room. Both properties are garden fronted and have their own private gardens to the rear.

54 - Sitting Room

14'2 x 11'10 (4.32m x 3.61m)

Feature fireplace. Radiator.

Lounge

15'9 x 12'0 (4.80m x 3.66m)

Bay window. Radiator. Opening to dining room.

Dining Room

12'1 x 13'1 (3.68m x 3.99m)

Radiator. French doors to rear.

Kitchen

9'4 x 11'11 (2.84m x 3.63m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator.

Bedroom 1

13'1 x 16'4 (3.99m x 4.98m)

Front aspect. Radiator.

Bedroom 2

13'2 x 11'11 (4.01m x 3.63m)

Front aspect. Radiator.

Bedroom 3

11'9 x 12'0 (3.58m x 3.66m)

Rear aspect. Radiator.

Bathroom

11'9 x 9'11 (3.58m x 3.02m)

4 piece white suite including independent shower cubicle. Airing cupboard. Part ceramic wall tiled. Combi gas central heating boiler.

54B - Shower Room/Wet Room

3 piece white shower suite. Part ceramic wall tiled. Radiator.

Dining Kitchen

12'10 x 11'8 (3.91m x 3.56m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Plumbed for washer. Radiator.

Lounge

10'7 x 23'10 (3.23m x 7.26m)

Patio doors to side. 2 radiators.

Bedroom 2

11'8 x 12'8 (3.56m x 3.86m)

Rear aspect. 2 radiators.

Office/Storage Room

5'4 x 6'11 (1.63m x 2.11m)

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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