



NPE

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For Sale

7 Bannatyne Close, New Moston - EPC: D £239,950



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Energy performance certificate (EPC)

7, Bannatyne Close MANCHESTER M40 3TD	Energy rating D	Valid until: 21 February 2027
		Certificate number: 8113-7122-5050-4039-7926

Property type	Semi-detached house
Total floor area	84 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

****CHAIN FREE****LUXURY MODERN INTERIOR****GOOD SIZED PLOT**** 2 BATHS****POPULAR CUL DE SAC LOCATION****IDEAL FOR FIRST TIME BUYERS OR FAMILY**** We offer for sale this deceptively spacious and luxury modern 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, downstairs WC, lounge, modern fitted dining kitchen, 3 bedrooms, an en suite shower room and a modern 3 piece white bathroom. Externally the property has the benefit of a good sized plot, with large driveway to the front, a detached garage to the side and gardens to the side & rear with artificial lawn & timber decking. Viewing essential to fully appreciate.

Long Entrance Hallway

Stairs off. Ceramic floor tiled. Radiator.

Downstairs WC

Ceramic floor tiled. Wall tiled.

Lounge

13'2 x 11'9 (4.01m x 3.58m)

Radiator.

Dining Kitchen

11'0 x 17'11 (3.35m x 5.46m)

Modern fitted wall & base units with Quartz worktops 7 central island. Integrated 3 ovens, microwave, gas hob & dishwasher. Single sink, rinser & drainer. Ceramic floor tiled. Radiator. French doors to rear. Combi gas central heating boiler.

First Floor Landing

Loft access.

Bedroom 1

13'0 x 10'0 (3.96m x 3.05m)

Front aspect. Fitted wardrobes. Radiator.

En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Ceramic floor tiled.

Bedroom 2

8'4 x 10'0 (2.54m x 3.05m)

Rear aspect. Radiator.

Bedroom 3

7'6 x 7'9 (2.29m x 2.36m)

Front aspect. Radiator.

Bathroom

Modern 3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail. Inset spotlights.

External

Good sized plot, with large driveway to the front, a detached garage to the side and gardens to the side & rear with artificial lawn & timber decking.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band B with Manchester Council.

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.