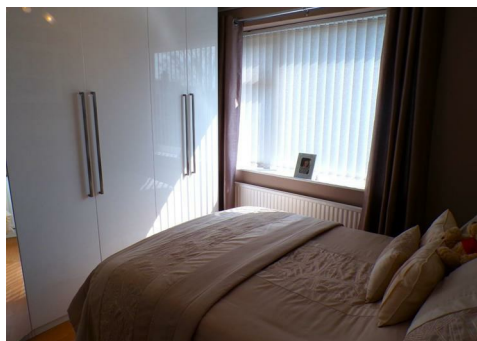
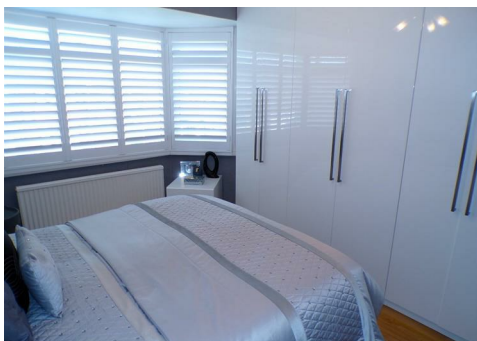




NPE

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For Sale

6 Oakwood Avenue, New Moston - EPC: D £299,950



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

Energy performance certificate (EPC)

6 Oakwood Avenue MANCHESTER M40 3NG	Energy rating D	Valid until: 12 May 2034
		Certificate number: 9308-3037-4205-2514-9204

Property type Semi-detached house

Total floor area 85 square metres

Rules on letting this property

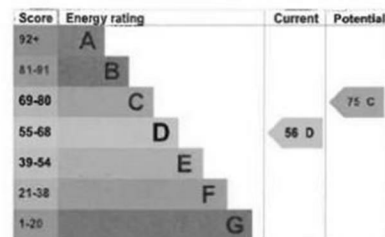
Properties can be let if they have an energy rating from A to E.

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>).

Energy rating and score

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

[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

****CHAIN FREE****LUXURY INTERIOR****LARGE SUN ROOM TO REAR****GOOD SIZED GARDEN**** MAN CAVE TO REAR****VERY POPULAR CUL DE SAC LOCATION****IDEAL FOR FAMILY**** We offer for sale this spacious and luxury modernised 3 bedroom semi detached property, situated in a very popular & convenient cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, through lounge/dining room, modern fitted kitchen, large sun room, 3 bedrooms and a modern 4 piece white bathroom. Externally the property has the benefit of a garden to the front, driveway to the side and a large rear garden with lawn, patio and detached 'man cave' bar room with electric, lighting and heating. Viewing highly recommended.

Entrance Hallway

Stairs off. Radiator. Under stairs storage.

Through Lounge/Dining Room

22'5 x 12'3 (6.83m x 3.73m)

Living flame gas fire. Feature fireplace. 2 radiators. Patio doors to sun room.

Kitchen

9'11 x 9'6 (3.02m x 2.90m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Integrated fridge, freezer & washer. Ceramic floor tiled. Radiator.

Sun Room

18'9 x 9'0 (5.72m x 2.74m)

French doors to side.

First Floor Landing

Spindled balustrade. Loft access with drop down ladder. Loft boarded for storage.

Bedroom 1

12'7 x 9'1 (to wardrobes) (3.84m x 2.77m (to wardrobes))

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

9'10 x 7'11 (to wardrobes) (3.00m x 2.41m (to wardrobes))

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

5'7 x 7'2 (1.70m x 2.18m)

Front aspect. Fitted wardrobes. Radiator.

Bathroom

7'10 x 8'3 (2.39m x 2.51m)

Modern 4 piece white suite including independent shower cubicle. Ceramic wall tiled. Heated towel rail.

External

Garden to the front, driveway to the side and a large rear garden with lawn, patio and detached 'man cave' bar room with electric, lighting and heating.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £8 per annum. The council tax is in Band C 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.

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