



NPE

Estate Agents Lettings
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For Sale

35 Crammond Close, Newton Heath - EPC: D £239,900



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Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 35 Cranford Close MANCHESTER M40 1PL | Energy rating D | Valid until: 7 May 2035 |
| | | Certificate number: 6335-0125-5500-0248-0202 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 80 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/landlords-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 | | 81 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

Breakdown of property's energy performance

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****DOUBLE EXTENSION TO REAR****VERY POPULAR CUL DE SAC LOCATION****MODERNISED THROUGHOUT****2 LARGE DOUBLE BEDROOMS****IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILY**** We offer for sale this largely extended, modern style 2bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, spacious lounge, fitted kitchen, uPVC conservatory, 2 double bedrooms and a large modern 3 piece wet room. Externally the property has the benefit of a garden to the front, a driveway to the side and a garden to the rear with artificial lawn & patio.

Porch

Lounge

18'11 x 13'9 (5.77m x 4.19m)

Open plan stairs off. 2 radiators.

Kitchen

9'2 x 12'11 (2.79m x 3.94m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Part ceramic wall tiled. Integrated fridge & freezer. Combi gas central heating boiler. Radiator. Opening to conservatory.

uPVC Conservatory

9'6 x 7'11 (2.90m x 2.41m)

First Floor Landing

Loft access.

Bedroom 1

14'0 x 14'2 (max) (4.27m x 4.32m (max))

Front aspect. Radiator.

Bedroom 2

14'2 x 7'7 (4.32m x 2.31m)

Rear aspect. Radiator.

Wet Room

11'3 x 5'11 (3.43m x 1.80m)

Modern 3 piece shower suite with walk in shower cubicle. Wall & floor tiled. Heated towel rail.

External

Garden to the front, a driveway to the side and a garden to the rear with artificial lawn & patio.

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.