

NPE

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For Sale

34 Warnford Close, Newton Heath - EPC: C £189,950



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Energy performance certificate (EPC)

34 Warrford Close MANCHESTER M40 1PT	Energy rating C	Valid until: 26 April 2032
		Certificate number: 0010-2623-3747-2822-3185

Property type	Mid-terrace house
Total floor area	62 square metres

Rules on letting this property

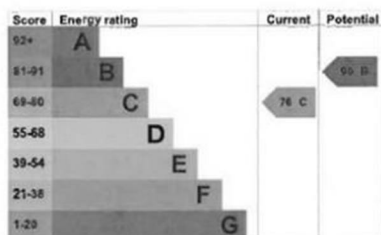
Properties can be let if they have an energy rating from A to E.

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 C. 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

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

****CHAIN FREE****NOT OVERLOOKED AT THE REAR****MODERN & SPACIOUS****POPULAR CUL DE SAC LOCATION****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this modern style 3 bedroom mid town house, situated in a popular cul de sac location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Kitchen diner, lounge, 3 bedrooms and a 3 piece white bathroom. Externally, the property has the benefit of a garden & driveway to the front and a rear garden with lawn & decking. Not overlooked at the rear.

Kitchen Diner

12'5 x 11'1 (3.78m x 3.38m)

Fitted wall & base units. Stainless steel sink & drainer. Stairs off. Under stairs storage. Part ceramic wall tiled. Combi gas central heating boiler. Plumbed for washer. Radiator.

Lounge

9'9 x 14'0 (2.97m x 4.27m)

Radiator. French doors to rear.

First Floor Landing

Loft access.

Bedroom 1

13'0 x 7'6 (3.96m x 2.29m)

Front aspect. Radiator.

Bedroom 2

9'2 x 7'3 (2.79m x 2.21m)

Rear aspect. Radiator.

Bedroom 3

6'4 x 6'4 (1.93m x 1.93m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

External

Garden & driveway to the front. Garden to rear with lawn & decking. Not overlooked at the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band A 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.