

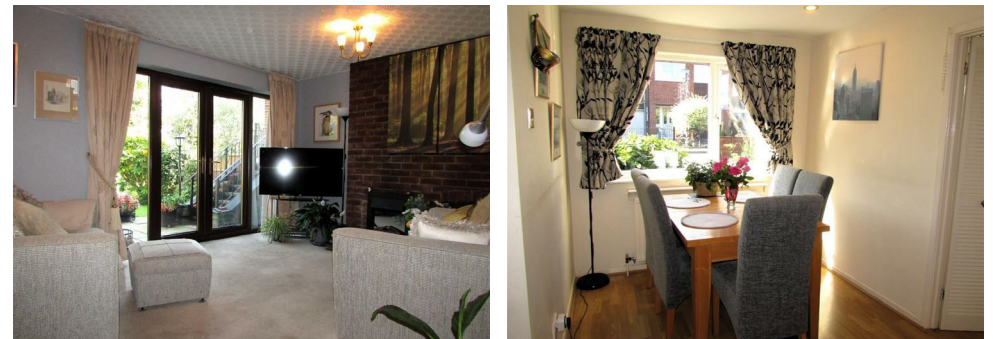


NPE

Estate Agents Lettings
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For Sale

9 Court Drive, Clayton Bridge - EPC: D £290,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy performance certificate (EPC)

9 Court Drive MANCHESTER M40 1QX	Energy rating	Valid until:	4 October 2034
	D	Certificate number:	0452-3942-7200-7034-6204

Property type	Detached house
Total floor area	72 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.

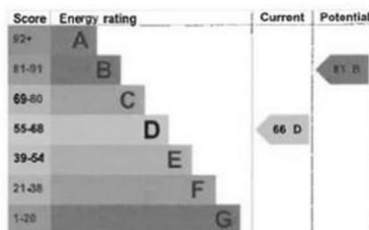
See [how to improve this property's energy efficiency](#).

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

****VERY POPULAR CUL DE SAC LOCATION****LARGE REAR GARDEN****NOT OVERLOOKED AT REAR****DECEPTIVELY SPACIOUS****WELL MAINTAINED THROUGHOUT****IDEAL FOR FAMILY**** We are pleased to offer for sale this spacious and well maintained 3 bedroom link detached property, situated in a very popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance area, dining room, modern fitted kitchen, lounge, 3 bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a garden and driveway to the front and side, an attached garage to the side and a large rear mature garden with lawn, patio and well stocked borders. Not overlooked at the rear.

Dining Room

14'8 x 7'8 (4.47m x 2.34m)
Radiator. Stairs off.

Kitchen

8'3 x 6'10 (2.51m x 2.08m)
Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled.

Lounge

10'11 x 14'10 (3.33m x 4.52m)
Fitted electric fire. Radiator. French doors to rear. Under stairs storage.

First Floor Landing

Bedroom 2

10'7 x 8'8 (3.23m x 2.64m)
Rear aspect. Radiator. Built in wardrobe.

Bedroom 3

7'3 x 5'11 (2.21m x 1.80m)
Rear aspect.

Second Floor Landing

Shower Room

4'9 x 8'4 (1.45m x 2.54m)
Modern 3 piece white shower suite. Heated towel rail.

Bedroom 1

8'5 x 12'4 (2.57m x 3.76m)
Front aspect. Fitted wardrobes. Radiator.

External

Garden and driveway to the front and side, an attached garage to the side and a large rear mature garden with lawn, patio and well stocked borders. Not overlooked at the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.