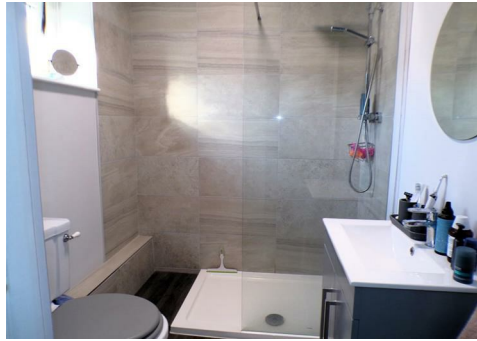


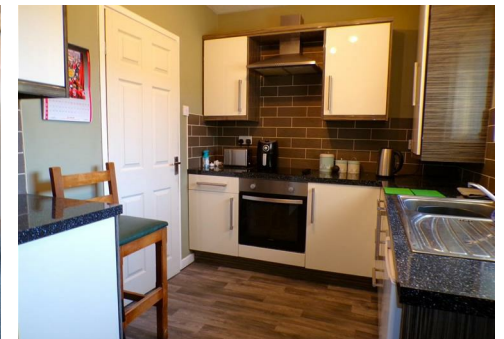


NPE

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For Sale

79 Crammond Close, Newton Heath - EPC: C £135,000



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

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

****MODERN INTERIOR****DECEPTIVELY SPACIOUS****PARKING SPACE TO REAR****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** We are pleased to bring to the market this deceptively spacious, modern 2 bedroom first floor flat situated in a quiet cul-de-sac location, ideal for the First Time Buyer or a property investor. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, modern fitted kitchen, 2 good sized bedrooms and a modern 3 piece white shower room. Externally there is a parking space to the rear and an storage outhouse to the front.

Entrance Hallway

Stairs off. Electric heater.

Lounge

9'9 x 16'4 (2.97m x 4.98m)

Radiator.

Kitchen

7'4 x 10'1 (2.24m x 3.07m)

Modern fitted wall & base units. Sink units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Modern vertical radiator. Cloaks cupboard. Combi gas central heating boiler.

Bedroom 1

11'6 x 9'9 (3.51m x 2.97m)

Front aspect. Radiator.

Bedroom 2

9'6 x 7'10 (2.90m x 2.39m)

Front Aspect. Radiator.

Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail. Storage cupboard.

External

The property has a parking space at the rear and a storage outhouse to the front.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £10 per annum. The Service Charge is approx. £97 per annum. 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.