









NPE

Estate Agents Lettings
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For Sale

39 Boar Green Close, Moston - EPC: D £340,000







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Energy performance certificate (EPC)

39 Boar Green Close MANCHESTER M40 3AW	Energy rating **D**	Valid until:	10 March 2035
		Certificate number:	6835-3027-9400-0759-7292

Property type	Detached house
Total floor area	109 square metres

Rules on letting this property

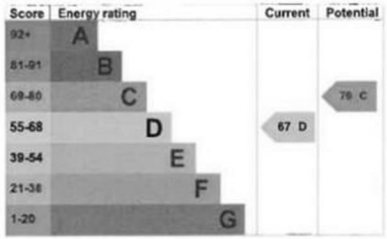
Properties can be let if they have an energy rating from A to E.

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

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

****POPULAR LOCATION****CUL DE SAC****DECEPTIVELY SPACIOUS****MODERN STYLE****NOT OVERLOOKED AT THE REAR****GOOD SIZED PLOT****IDEAL FOR FAMILY**** We offer for sale this spacious 4 bedroomed modern style detached property, situated in a popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated, has solar panels and briefly comprises: Entrance porch, open plan hallway, downstairs WC, lounge, fitted dining kitchen, 4 bedrooms, an en suite shower room and a family bathroom. Externally the property has the benefit of a garden and driveway to the front, a garage to the front and a garden to the rear with lawn, patio, pond & timber shed. Not overlooked at the rear.

Entrance Porch

Open Plan Hallway
Stairs off. Open through to dining kitchen.

Downstairs WC
Wash basin. Radiator.

Lounge
18'2 x 11'10 (5.54m x 3.61m)
Living flame gas fire. Feature fireplace. 2 radiators. French doors to rear.

Dining Kitchen
25'10 x 9'11 (7.87m x 3.02m)
Modern fitted wall & base units. Stainless steel sink, rinser & drainer. Integrated microwave, dishwasher & washer. Ceramic floor tiled. Radiator & modern vertical radiator. French doors to rear.

First Floor Landing
Spindled balustrade. Loft access. Airing cupboard.

Bedroom 1
11'3 x 12'1 (3.43m x 3.68m)
Front aspect. Radiator.

En Suite
Modern 3 piece white shower suite. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

Bedroom 2
6'9 x 8'7 (2.06m x 2.62m)
Rear aspect. Radiator.

Bedroom 3
9'8 x 6'9 (2.95m x 2.06m)
Front aspect. Radiator.

Bedroom 4
8'4 x 10'2 (2.54m x 3.10m)
Rear aspect. Radiator.

Bathroom
Modern 3 piece white suite with shower to Jacuzzi bath. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

External
Garden and driveway to the front, a garage to the front and a garden to the rear with lawn, patio, pond & timber shed. Not overlooked at the rear.

Tenure & Council Tax
We have been advised that this property is Leasehold on a 999 year lease. The council tax is in Band E 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.