

DELISA MILLER



Refurbished 4 Bedroom New Build

Spacious Back Garden

Garage

Main Bathroom, Ensuite and Downstairs WC

Off Road Parking

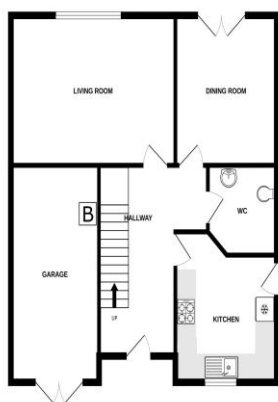
Fantastic Family Home



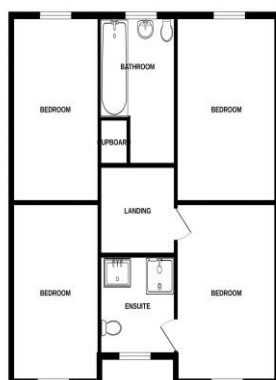
Wray Close
Manchester, M22 9AQ

Monthly Rental Of
£1,799

GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagen 12/2025

Energy performance certificate (EPC)

11 WRAY CLOSE
MANCHESTER
M22 9AQ

Energy rating

C

Valid until: 20 May 2031

Certificate number: 9987-0001-5205-0829-2210

Property type

Detached house

Total floor area

106 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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