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Newport Road, Denton, Manchester, M34 7QS

Offers Over £270,000

2 1 1



For buyers looking for a home where everyday life can be comfortable, convenient and well connected, Newport Road in Haughton Green has plenty to offer. The area combines an established residential community with local shops, regular public transport, nearby healthcare facilities and attractive countryside – particularly appealing for those looking to enjoy a quieter pace of life while remaining close to family, friends and essential amenities.

Everyday Amenities Close to Home

A major advantage of this location is having useful everyday facilities nearby.

Tesco Express on Mancunian Road is currently trading and provides a convenient option for groceries and everyday essentials without needing to travel into a larger town centre.

For a bigger weekly shop, Aldi, Lidl and Sainsbury's in Denton are all currently trading and within a relatively short drive.

Crownpoint Shopping Park in Denton is also easily accessible, providing a much wider range of shops in one convenient location.

For an older buyer, this means most everyday requirements can be taken care of locally without having to travel into Manchester or Stockport.

Healthcare & Medical Facilities

Access to healthcare is understandably important for many buyers thinking about their longer-term home.

There are GP practices, pharmacies, dentists and opticians throughout Denton and Hyde, while Tameside General Hospital in Ashton-under-Lyne provides the nearest major hospital services.

Stockport's Stepping Hill Hospital is also accessible by car.

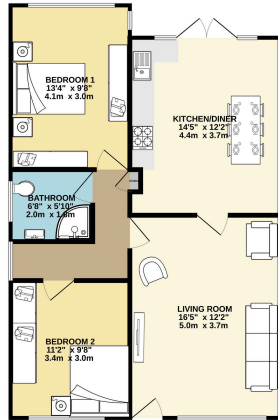
Having a choice of healthcare services within the surrounding area adds to the practicality of the location.

Public Transport

For anyone wanting to become less reliant on the car, this is one of



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: TOP UP & (BS. L sq m) approx.
*This energy rating has been calculated on the basis of the energy of the building under test, measured in accordance with the requirements of the Energy Performance of Buildings Regulations 2012. It does not take into account the energy efficiency of the building's fabric or the energy efficiency of the building's services. The energy rating and the energy efficiency of the building's fabric and services are not guaranteed. The energy rating and the energy efficiency of the building's fabric and services are not guaranteed. The energy rating and the energy efficiency of the building's fabric and services are not guaranteed.



- Quiet CuL De Sac Location
- Off Road Parking

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
9 Newport Road Chorley MANCHESTER M54 7DS	Energy rating D	Valid until: 9 October 2038 Certificate number: 4136-6120-8859-8888-7206
Property type	Semi-detached bungalow	
Total floor area	55 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-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

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

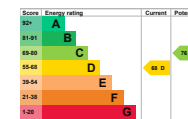
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/4136-6120-8859-8888-7206/print-view>

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