

# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

34 Warnford Close, Newton Heath - EPC: C £1,150 (From) Per  
Calendar Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

34 Warrford Close MANCHESTER M40 1PT	Energy rating	Valid until:	26 April 2032
	<b>C</b>	Certificate number:	0010-2623-3747-2822-3185

Property type	Mid-terrace house
Total floor area	62 square metres

### Rules on letting this property

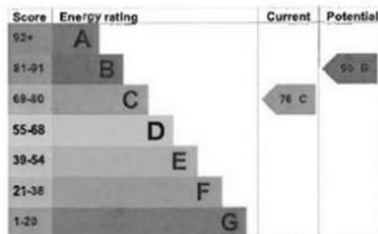
Properties can be let if they have an energy rating from A to E.

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 C. 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](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*AVAILABLE TO VIEW\*\*\*\*NOT OVERLOOKED AT THE REAR\*\*\*\*MODERN & SPACIOUS\*\*\*\*POPULAR CUL DE SAC LOCATION\*\*\*\* We offer TO LET this modern style three bedroom mid town house, situated in a popular cul de sac location. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Kitchen diner at front of the property, lovely quiet spacious lounge to rear of property with French door access to the garden, three bedrooms and a 3 piece white bathroom with shower. Externally, the property has the benefit of a garden & driveway to the front and a rear garden with lawn & decking. Not overlooked at the rear. Call the office to arrange your viewing on 01616821001.

### Kitchen Diner

12'5 x 11'1 (3.78m x 3.38m)

Fitted wall & base units. Stainless steel sink & drainer. Stairs off. Under stairs storage. Part ceramic wall tiled. Combi gas central heating boiler. Plumbed for washer. Radiator.

### Lounge

9'9 x 14'0 (2.97m x 4.27m)

Radiator. French doors to rear.

### First Floor Landing

Loft access.

### Bedroom 1

13'0 x 7'6 (3.96m x 2.29m)

Front aspect. Radiator.

### Bedroom 2

9'2 x 7'3 (2.79m x 2.21m)

Rear aspect. Radiator.

### Bedroom 3

6'4 x 6'4 (1.93m x 1.93m)

Rear aspect. Radiator.

### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

### External

Garden & driveway to the front. Garden to rear with lawn & decking. Not overlooked at the rear.

### Tenure & Council Tax

We have been advised that this property is Freehold. 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.