



NPE

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For Sale

12 Halford Drive, Moston - EPC: C £219,950



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Energy performance certificate (EPC)

12 Halford Drive MANCHESTER M40 0BP	Energy rating C	Valid until: 28 October 2035
		Certificate number: 9320-2388-5500-2025-2621

Property type	Semi-detached house
Total floor area	94 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 C. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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

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****CHAIN FREE****POPULAR LOCATION****DECEPTIVELY SPACIOUS****OVERLOOKS WOODLAND TO REAR**** 3/4 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this spacious 3/4 bedroom semi detached property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch/hallway, spacious through lounge/dining room, 2nd sitting room/downstairs bedroom 4 (converted garage), fitted kitchen, rear porch/utility, and to the first floor there are 3 good sized bedrooms, a bathroom with bath and shower cubicle and separate WC. Externally, the property has the benefit of a garden and driveway to the front and a garden to the rear. Overlooks woodland to the rear.

Entrance Porch/Hallway

4'5 x 9'6 (1.35m x 2.90m)

Through Lounge/Dining Room

24'11 x 10'11 (7.59m x 3.33m)

2 radiators.

2nd Sitting Room/Downstairs Bedroom 4

14'9 x 7'9 (4.50m x 2.36m)

Radiator. Converted garage.

Kitchen

6'7 x 10'6 (2.01m x 3.20m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Ceramic wall tiled. Combi gas central heating boiler.

Rear Porch/Utility

4'6 x 8'1 (1.37m x 2.46m)

Ceramic floor tiled. Power point and lighting.

First Floor Landing

Loft access.

Bedroom 1

13'5 x 9'4 (4.09m x 2.84m)

Front aspect. Radiator.

Bedroom 2

10'1 x 9'4 (3.07m x 2.84m)

Rear aspect. Radiator.

Bedroom 3

10'4 x 9'6 (3.15m x 2.90m)

Front aspect. Radiator.

Bathroom

3 piece white suite including independent shower cubicle, bath with shower attachment and sink unit. Part ceramic wall tiled. Radiator.

Separate WC

Ceramic wall tiled.

External

Garden and driveway to the front and a garden to the rear. Overlooks woodland to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band B 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.