

DELISA MILLER



Three bedroom semi detached house

Landlords only- potential rental £825-£850

Good transport links

Conservatory

Superb location and within close location to Gatley

Available to view now



Goldcrest Close
Manchester, M22 4WU

£220,000

Entrance hallway

PVCu double glazed stained entrance door with decorative glass panel. Central heating radiator. Door to:-

Lounge 13' 0" x 11' 9" (3.96m x 3.58m)

Leaded double glazed window to front elevation. Double radiator. Living flame gas fire with marble surround, hearth with mantle over. TV point. Television point. Coving to ceiling. Door leading to:-

Kitchen/Dining room 15' 0" x 7' 9" (4.57m x 2.36m)

Fitted with a range of base and eye level units and contrasting worktops over. One and a half bowl stainless steel sink unit. Electric hob with stainless steel extractor fan over. Double oven. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to rear elevation. Radiator. Store cupboard. Stable door leading to:-

Conservatory 12' 1" x 9' 10" (3.68m x 3m)

Built off lower brickwork with wood grain effect PVCu double glazed windows and double opening doors giving access to rear garden. Light

First floor landing

Double glazed window to side elevation. Loft access.

Bedroom One 11' 1" x 8' 7" (3.38m x 2.62m)

Leaded double glazed window to front elevation. Radiator.

Bedroom Two 10' 0" x 7' 8" (3.05m x 2.34m)

Double glazed window to rear elevation. Fitted wardrobe. Radiator.

Bedroom Three 7' 1" x 6' 11" (2.16m x 2.11m)

Double glazed window to rear elevation. Fitted wardrobe and drawers. Radiator.

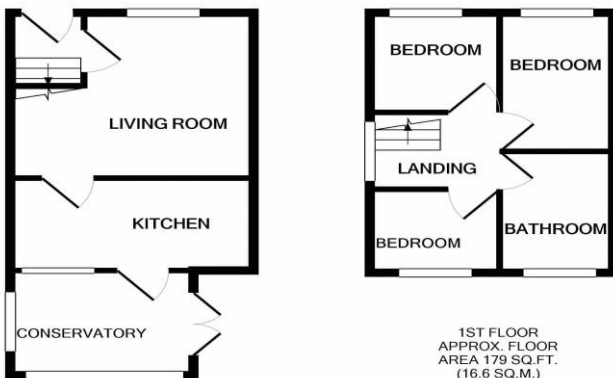
Bathroom

Three piece bathroom suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc.

Part tiled walls. Double glazed window to front elevation. Radiator. Cupboard housing combi boiler .

Externally

To the front there is a lawned garden with driveway to the side providing off road parking for at least two cars. Gate giving access to the rear of the property. To the rear of the property is an enclosed garden mainly laid to lawn with a patio area and an array of flowers bushes and shrubs.



GROUND FLOOR
APPROX. FLOOR
AREA 232 SQ.FT.
(21.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 411 SQ.FT. (38.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy performance certificate (EPC)

25, Goldcrest Close
MANCHESTER
M22 4WU

Energy rating

D

Valid until
2 June 2029

Certificate number
0166-2817-6962-9001-2321

Property type

Semi-detached house

Total floor area

70 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 D. It has the potential to be B.

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