

# DELISA MILLER



**Fabulous location - close to Hospital and Wythenshawe park just a stroll away**

**Extended to the rear**

**Gardens to the front and rear of the property**

**Vacant possession and no onward chain**

**Seperate bathroom and W.C**

**Situated at the end of a lovely cul-de-sac**



**Ackworth Drive**  
Manchester, M23 1LD

**£190,000**

### **Entrance Porch**

Laminate flooring, stairs to first floor accommodation.

### **Entrance Hall**

Stairs to first floor accommodation, double glazed window to the side elevation, coving to ceiling, laminate flooring, door leading into kitchen and door to lounge/dining room,

### **Open plan lounge - Arch to dining room 19' 4" x 13' 9" (5.9m x 4.2m)**

Double glazed window to the front elevation, coving to ceiling, archway into dining room, french doors to the rear garden, room for a dining table, radiator, laminate flooring and light point.

### **Kitchen 11' 10" x 9' 2" (3.6m x 2.8m)**

Kitchen is fitted with a range of eye level and base level units with matching roll top work surfaces, sink inset with mixer tap over, splash back tiling, double glazed window to the rear elevation, radiator, range style gas oven and hob with extractor over, room for a fridge freezer, tiled flooring and wine rack.

### **Utility room/extension/office 13' 5" x 5' 3" (4.1m x 1.6m)**

The current owner has started to renovate this project and there is still work to be done however it has fabulous potential for a office, utility room or play room. Double glazed window to the rear elevation, light point.

### **First floor landing**

Double glazed window, coving to ceiling, radiator and access to loft area.

### **W.c.**

Low level w.c, hand wash basin and frosted window.

### **Bathroom 6' 11" x 5' 3" (2.1m x 1.6m)**

Paneled bath with shower over, tiled walls, frosted window, radiator.

### **Bedroom one 13' 5" x 9' 2" (4.1m x 2.8m)**

Laminate flooring, double glazed window radiator, coving to ceiling and light point.

### **Bedroom two 15' 1" x 10' 2" (4.6m x 3.1m)**

Double glazed window to the front elevation, coving to ceiling, laminate flooring, radiator and light point.

### **Bedroom three 10' 6" x 9' 2" (3.2m x 2.8m)**

Double glazed window to the rear elevation, laminate flooring, radiator and light point.

### **Externally**

# Energy performance certificate (EPC)

30, Ackworth Drive MANCHESTER M23 1LD	Energy rating <b>D</b>	Valid until: <b>30 March 2026</b>
		Certificate number: <b>8702-1492-1929-0377-3763</b>

## Property type

End-terrace house

## Total floor area

90 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.](#)