

DELISA MILLER



Two Bedrooms -Master bedroom with En-suite

Ground Floor Apartment

Secure Allocated Parking

Newly Decorated/New remote control colour changing lights/ new carpet

Superb location - Near the Airport-Tram line - superstores- banks and hospital

Epc B - superb energy saving rating



Sandycroft Avenue
Manchester, M22 9AL

Monthly Rental Of
£950.00

Entrance Hallway

Doors to all rooms, new carpet and newly painted.

Bedroom 1

Double glazed window, radiator and new carpet.

En-suite

Fabulous en-suite, shower cubicle with shower over head, low level w.c. hand wash basin, radiator and partially tiled walls.

Bedroom 2

Double glazed window, radiator and new carpet.

Family Bathroom

Panelled bath, low level w.c. pedestal hand wash basin, tiled to wall and light.

Living Room

Window to the front elevation, colour changing , remote control lighting, double doors to the kitchen.

Kitchen

Kitchen is fitted with a range of eye level and base level units, tile to floor, splash back tiling, oven, hob and extractor hood, room for a washing machine, sink inset with mixer tap over.

Energy performance certificate (EPC)

Apartment 20 26 Sandycroft Avenue Wythenshawe MANCHESTER M22 9AL	Energy rating B	Valid until: 10 September 2032
		Certificate number: 9396-3020-6201-2342-2200

Property type Ground-floor flat

Total floor area 54 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 current energy rating is B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.