



# NPE

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## For Sale

68 Medlock Road, Woodhouses - EPC: C £229,950



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# Energy performance certificate (EPC)

68 Medlock Road Fallsworth MANCHESTER M35 9WN	Energy rating <b>C</b>	Valid until: 31 July 2033 Certificate number: 7399-4000-4203-3257-3200
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## Property type

Mid-terrace house

## Total floor area

75 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 C. It has the potential to be B.

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

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

\*\*\*\*CHAIN FREE\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*MODERN INTERIOR WHILST RETAINING COTTAGE CHARACTERISTICS\*\*\*\*VERY POPULAR LOCATION\*\*\*\*IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious and modern 2 bedroom cottage, situated in a very popular location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, spacious lounge, fitted dining kitchen, downstairs WC, 2 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a driveway to the front and a small garden/yard area to the rear.

## Porch

## Lounge

15'5 x 13'10 (4.70m x 4.22m)

Multi fuel fire. Open plan stairs off. Wood laminate floor. 2 radiators.

## Dining Kitchen

11'2 x 13'11 (3.40m x 4.24m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink unit. Part ceramic wall tiled. Integrated fridge & freezer. Wood laminate floor. Radiator. Plumbed for washer.

## Downstairs WC

Wash basin. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail. Combi gas central heating boiler.

## Spacious First Floor Landing

Loft access.

## Bedroom 1

14'4 x 10'4 (4.37m x 3.15m)

Front aspect. Built in wardrobes. Radiator.

## Bedroom 2

12'0 x 7'4 (3.66m x 2.24m)

Rear aspect. Radiator.

## Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall tiled. Heated towel rail.

## External

Driveway to the front and a small garden/yard area to the rear.

## Tenure

We have been advised that this property is Freehold.

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