



NPE

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For Sale

61 Gaskell Street, Newton Heath - EPC: C £169,950



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Energy performance certificate (EPC)

61 Gaskell Street MANCHESTER M40 1AQ	Energy rating C	Valid until: 5 February 2033
		Certificate number: 8307-0322-7770-0696-0206

Property type

Semi-detached house

Total floor area

70 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****MODERN STYLE****NEEDS COSMETIC MODERNISATION****POPULAR CUL DE SAC LOCATION****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this modern style 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer, family or investor. The property is hardwood double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, small dining room, fitted kitchen, 3 bedrooms and a 3 piece bathroom. Externally the property has the benefit of a garden to the front, a driveway to the side and a good sized garden to the rear.

Entrance Hallway

Stairs off. Radiator.

Lounge

14'6 x 12'5 (4.42m x 3.78m)

Radiator. Under stairs storage. Double doors through to dining room.

Dining Room

9'9 x 7'0 (2.97m x 2.13m)

Radiator. Patio doors to rear. Arch through to kitchen.

Kitchen

8'8 x 8'2 (2.64m x 2.49m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Radiator. Loft access.

Bedroom 1

13'10 x 8'11 (4.22m x 2.72m)

Front aspect. Radiator.

Bedroom 2

9'7 x 9'0 (2.92m x 2.74m)

Rear aspect. Radiator.

Bedroom 3

6'7 x 6'4 (2.01m x 1.93m)

Front aspect. Radiator. Storage cupboard.

Bathroom

3 piece suite with shower to bath. Part ceramic wall tiled. Radiator.

External

Garden to the front, a driveway to the side and a good sized garden to the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £75 per annum. 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.