



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

8 Welling Road, New Moston - EPC: D £290,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

8 Welling Road MANCHESTER M40 3GS	Energy rating <b>D</b>	Valid until: 14 April 2034
		Certificate number: 9659-3036-5204-8884-9200

Property type Detached bungalow

Total floor area 79 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/minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. 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
69-80	C		
55-68	D	65 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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*IMMACULATEDLY PRESENTED THROUGHOUT\*\*\*\*EXTENDED TO REAR\*\*\*\*ORIGINALLY A 3 BED\*\*\*\* 2 DOUBLE BEDROOMS\*\*\*\*VERY POPULAR LOCATION\*\*\*\* we are delighted to offer for sale this fully modernised, spacious & extended 2 bedroom detached true bungalow, situated in a very popular location, ideal for the older couple or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, spacious lounge, inner hallway, modern fitted dining kitchen, 2 piece shower room, separate WC, and 2 double bedrooms. Externally the property has the benefit of a garden to the front, long block paved driveway to the rear leading to a detached garage and a garden to the rear with lawn & patio. Not overlooked to the front. Viewing highly recommended.

#### Entrance Porch

#### Lounge

15'2 x 13'2 (4.62m x 4.01m)

Living flame gas fire. Feature fireplace. Radiator.

#### Inner Hallway

Loft access. Loft boarded for storage.

#### Dining Kitchen

20'0 x 9'10 (6.10m x 3.00m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer & microwave. Plumbed for washer. Single sink, rinser & drainer. Ceramic floor tiled. Radiator.

#### Shower Room

Modern 2 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

#### Separate WC

Ceramic wall & floor tiled. Radiator.

#### Bedroom 1

18'10 x 10'3 (5.74m x 3.12m)

Rear aspect. Fitted wardrobes. 2 radiators.

#### Bedroom 2

12'10 x 11'1 (3.91m x 3.38m)

Rear aspect. Fitted wardrobes. Radiator.

#### External

Garden to the front, long block paved driveway to the rear leading to a detached garage and a garden to the rear with lawn & patio. Not overlooked to the front.

#### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.