



NPE

Estate Agents Lettings
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For Sale

183 Moston Lane East, New Moston - EPC: C £190,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

183 Moston Lane East MANCHESTER M40 3QJ	Energy rating	Valid until:	10 January 2034
	C	Certificate number:	9594-3033-3209-4004-7204

Property type	Mid-terrace house
Total floor area	110 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 energy rating is C. 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		82 B
69-80	C	70 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

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

PUBLIC NOTICE

NP Estates are now in receipt of an offer for the sum of £187,000-00 for 183 Moston Lane East, New Moston, Manchester. M40 3QJ. Anyone wishing to place an offer on this property should contact NP Estates, 61 Ashton Road East, Failsworth, Manchester, M35 9PW, 01616821001 before exchange of contracts.

****CHAIN FREE****DECEPTIVELY SPACIOUS****POPULAR LOCATION**** 2 RECEPTION ROOMS****GARDEN & GARAGE TO REAR****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this deceptively spacious 3 bedroom mid period terraced property, with lots of potential, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Large entrance hallway, lounge, dining room, fitted kitchen, lean to, utility room, 3 bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a garden to the rear with detached garage.

Large Entrance Hallway

17'9 x 5'11 (5.41m x 1.80m)

Stairs off. Radiator. Under stairs storage.

Lounge

16'0 x 13'1 (4.88m x 3.99m)

Bay window. Living flame gas fire. Radiator.

Dining Room

15'3 x 11'0 (4.65m x 3.35m)

Fitted gas fire. Radiator.

Kitchen

9'3 x 7'11 (2.82m x 2.41m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Radiator.

Lean To

7'8 x 6'6 (2.34m x 1.98m)

Ceramic floor tiled.

Utility Room

9'5 x 5'11 (2.87m x 1.80m)

Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

16'1 x 11'11 (4.90m x 3.63m)

front aspect. Fitted wardrobes. Bay window. Radiator.

Bedroom 2

13'8 x 9'10 (4.17m x 3.00m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

8'8 x 5'10 (2.64m x 1.78m)

Front aspect. Radiator.

Bathroom

9'0 x 7'11 (2.74m x 2.41m)

3 piece white suite with electric shower to bath. Ceramic wall tiled. Radiator.

External

Garden fronted and garden to rear with detached garage.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.