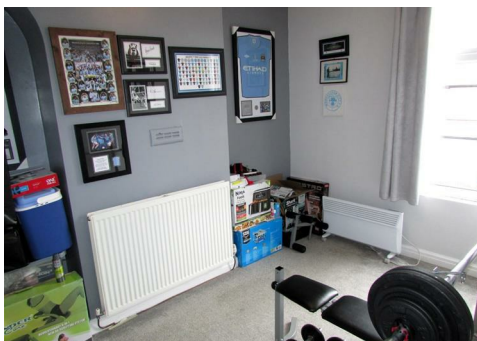
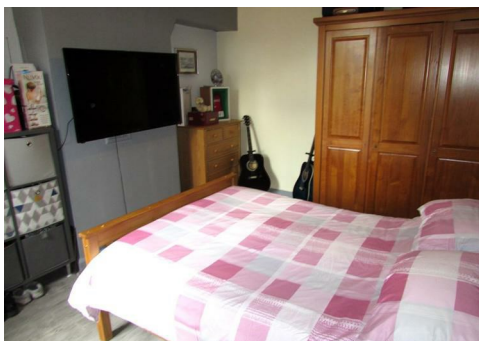




NPE

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For Sale

2 Assheton Road, Newton Heath - EPC: E £212,000



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

Energy Performance Certificate



2, Assheton Road, MANCHESTER, M40 1NB

Dwelling type: Mid-terrace house
 Date of assessment: 29 March 2017
 Date of certificate: 10 April 2017
 Reference number: 0949-2841-6875-9923-6431
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 165 m²

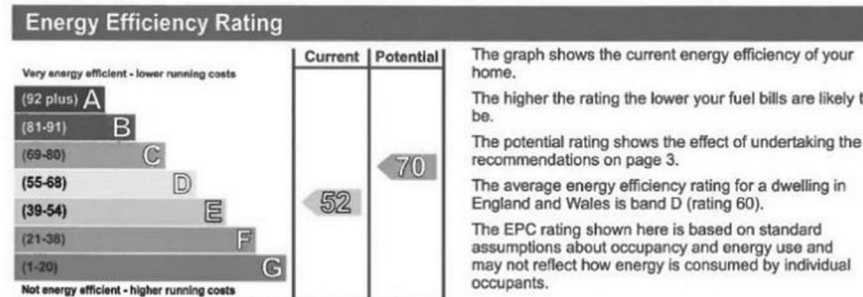
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,811
Over 3 years you could save	£ 1,473

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	
Heating	£ 5,142 over 3 years	£ 3,717 over 3 years	
Hot Water	£ 390 over 3 years	£ 342 over 3 years	
Totals	£ 5,811	£ 4,338	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 291
2 Heating controls (room thermostat and TRVs)	£350 - £450	£ 795
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 387

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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

****SPACIOUS VICTORIAN TERRACE****MODERNISED THROUGHOUT****EXTENDED TO REAR**** GOOD SIZED GARDEN TO REAR****IDEAL FOR FAMILY**** Situated in a convenient and popular location we are pleased to offer for sale this 3 bedroom spacious and fully modernised mid Victorian period style terrace, ideal for the family. The property is uPVC double glazed, combi gas centrally heated and briefly comprises:- Entrance hallway, lounge, dining room, modern extended fitted kitchen, first floor landing, 3 bedrooms and modern white bathroom suite. Externally the property is garden fronted and has a good sized south facing garden to the rear with artificial lawn, patio, timber bar room & timber shed. Viewing highly recommended to fully appreciate size and condition.

Entrance Hallway

Stairs off. Radiator.

Lounge

12'9 x 12'0 (3.89m x 3.66m)

Bay window. Fitted electric fire. Feature fireplace. 3 radiators.

Dining Room

15'6 x 12'10 (4.72m x 3.91m)

Fitted electric fire. Feature fireplace. French doors to rear. Radiator.

Extended Kitchen

20'6 x 8'9 (6.25m x 2.67m)

Modern fitted kitchen with integrated washer & dryer. Built in oven, hob & extractor. Inset ceiling spotlights. Radiator. Under stairs storage.

First Floor Landing

Spacious landing. Spindled balustrade. Loft access.

Bedroom 1

13'10 x 10'8 (4.22m x 3.25m)

Rear aspect. Radiator.

Bedroom 2

10'9 x 8'2 (3.28m x 2.49m)

Front aspect. Radiator.

Bedroom 3

8'5 x 7'7 (2.57m x 2.31m)

Front aspect. Radiator.

Store Room/Office

Bathroom

Modern 3 piece white suite with electric shower to bath. Ceramic wall tiled. Inset spotlights.

External

Garden fronted and has a good sized south facing garden to the rear with artificial lawn, patio, timber bar room & timber shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £1 per annum. The council tax is in Band A 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.