



# NPE

Estate Agents Lettings  
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## For Sale

66 Surbiton Road, Newton Heath - EPC: C £199,950



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## Energy performance certificate (EPC)

66 Surbiton Road MANCHESTER M40 2US	Energy rating	Valid until:	31 July 2034
	<b>C</b>	Certificate number:	7534-4523-0400-0559-0272

Property type	End-terrace house
Total floor area	100 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/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		84 B
69-80	C	69 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

### Breakdown of property's energy performance

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

\*\*\*\*CHAIN FREE\*\*\*\*DOUBLE EXTENSION TO SIDE\*\*\*\*LOTS OF POTENTIAL\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 BATHS\*\*\*\*EXTRA RECEPTION ROOM ACCESSED FROM OUTSIDE, IDEAL FOR HOME WORKING\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this deceptively spacious and largely extended 4 bedroom end town house, situated in a popular location, with lots of potential, ideal for the family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, kitchen, 4 bedrooms, 3 piece modern shower room and en-suite shower room. Externally the property has the benefit of gardens to the front, side & rear, a driveway to the side and a summer/reception room accessed externally. Needs some modernisation. Realistically priced.

#### Porch

**Entrance Hallway**  
Stairs off. Radiator.

**Lounge**  
12'8 x 15'9 (3.86m x 4.80m)  
Radiator.

**Kitchen**  
8'0 x 18'10 (2.44m x 5.74m)  
Fitted wall & base units incorporating oven & hob. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Under stairs storage.

**First Floor Landing**  
Spindled balustrade. Loft access.

**Bedroom 1**  
8'2 x 11'1 (2.49m x 3.38m)  
Rear aspect. Radiator.

**Shower Room**  
Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

**Bedroom 2**  
8'8 x 9'5 (2.64m x 2.87m)  
Front aspect. Fitted wardrobes. Radiator.

**Bedroom 3**  
11'9 x 8'11 (3.58m x 2.72m)  
Side aspect. Radiator.

**En Suite**  
3 piece shower suite. Ceramic wall & floor tiled. Radiator.

**Bedroom 4**  
6'9 x 7'1 (2.06m x 2.16m)  
Front aspect. Radiator.

**External**  
Gardens to the front, side & rear, a driveway to the side and a summer/reception room accessed externally (17'9 x 8'10. Radiator).

**Tenure & Council Tax**  
We have been advised that this property is Freehold. 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.