

# NPE

## For Sale

13 Tetlow Street, Newton Heath - EPC: C £179,950



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# Energy performance certificate (EPC)

13 Telford Street MANCHESTER M40 1WZ	Energy rating <b>C</b>	Valid until: 29 August 2034
		Certificate number: 7568-3041-7208-8134-4204

Property type End-terrace house

Total floor area 88 square metres

## Rules on letting this property

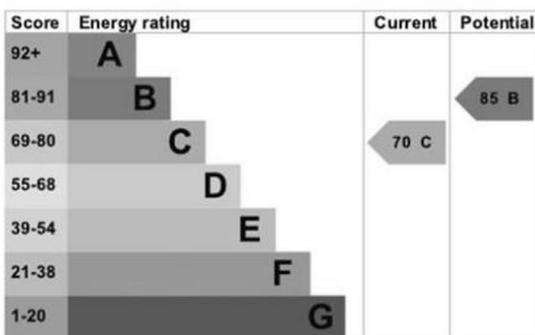
Properties can be let if they have an energy rating from A to E.

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>).

## 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.



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)

\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\* 3 GOOD SIZED BEDROOMS\*\*\*\*NO THROUGH ROAD\*\*\*\*LOTS OF STORAGE\*\*\*\*IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious and well maintained 3 bedroom end town house, situated in a popular no through road, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, downstairs WC, fitted kitchen, lounge/dining room, 3 good sized bedrooms and a 3 piece white shower room. Externally the property has the benefit of a block paved driveway to the front and a garden to the rear with lawn & block paved patio.

### Porch

#### Entrance Hallway

Stairs off. Radiator. 2 storage cupboards.

#### Downstairs WC

Wash basin.

#### Kitchen

11'8 x 8'6 (3.56m x 2.59m)

Fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

#### Lounge/Dining Room

10'9 x 18'1 (3.28m x 5.51m)

Fitted electric fire. Feature fireplace. 2 radiators.

#### First Floor Landing

Spindled balustrade. Loft access. Combi gas central heating boiler.

#### Bedroom 1

10'7 x 8'11 (3.23m x 2.72m)

Front aspect. Fitted wardrobes. Radiator.

#### Bedroom 2

13'4 x 10'3 (4.06m x 3.12m)

Rear aspect. Radiator.

#### Bedroom 3

11'3 x 7'5 (3.43m x 2.26m)

Rear aspect. Radiator.

#### Shower Room

3 piece white shower suite. Ceramic wall & floor tiled. Radiator.

#### External

Block paved driveway to the front and a garden to the rear with lawn & block paved patio.

#### 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.