



NPE

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For Sale

5 Myerscroft Close, New Moston - EPC: D £225,000



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Energy performance certificate (EPC)

5 Myamscroft Close MANCHESTER M40 3NN	Energy rating	Valid until:	3 September 2034
	D	Certificate number:	0341-3041-3201-4484-5200

Property type Semi-detached house

Total floor area 89 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 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
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR LOCATION CUL DE SAC****EXTENDED TO REAR****DECEPTIVELY SPACIOUS****NEEDS SOME MODERNISATION****REALISTICALLY PRICED****IDEAL FOR FIRST TIME BUYER OR FAMILY**** We offer for sale this spacious & extended 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer or family. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: porch, entrance hallway, sitting room, lounge, dining room, fitted kitchen, 3 bedrooms and a 3 piece shower room. Externally the property has a garden to the front & rear and a driveway to the side.

Porch

Entrance Hallway

Stairs off. Radiator.

Sitting Room

11'10 x 9'7 (3.61m x 2.92m)

Radiator.

Lounge

13'0 x 13'0 (3.96m x 3.96m)

Fitted electric fire. Feature fireplace. Opening to dining room. Under stairs storage.

Dining Room

9'0 x 8'2 (2.74m x 2.49m)

Radiator.

Kitchen

11'8 x 6'8 (3.56m x 2.03m)

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

Radiator.

First Floor Landing

Spindled balustrade.

Bedroom 1

12'0 x 9'0 (3.66m x 2.74m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

13'8 x 8'11 (4.17m x 2.72m)

Rear aspect. Radiator.

Bedroom 3

7'2 x 6'8 (2.18m x 2.03m)

Rear aspect. Radiator.

Shower Room

3 piece shower suite. Ceramic wall tiled. Heated towel rail.

External

Gardens to the front & rear, driveway to the side.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £4 per annum. 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.