



# NPE

Estate Agents Lettings  
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## For Sale

79 Assheton Road, Newton Heath - EPC: D £209,000



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## Energy performance certificate (EPC)

|  |               |                     |                          |
|--|---------------|---------------------|--------------------------|
| 79 Asheton Road<br>MANCHESTER<br>M40 1NJ | Energy rating | Valid until:        | 3 September 2034         |
|  | <b>D</b>      | Certificate number: | 0300-2784-8410-2504-2135 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 68 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 B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 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\*\*\*\*LARGE REAR GARDEN\*\*\*\*POPULAR LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*LOTS OF POTENTIAL\*\*\*\*IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR\*\*\*\* We offer for sale this well maintained, deceptively spacious 3 bedroom semi detached property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious through lounge/dining room, fitted kitchen, 3 bedrooms and a 3piece white bathroom. Externally the property has the benefit of a garden to the front, driveway to the side and a large garden to the rear.

#### Entrance Hallway

Stairs off. Radiator.

#### Through Lounge/Dining Room

22'4 x 13'0 (6.81m x 3.96m)

Bay window. 2 radiators. Under stairs storage.

#### Kitchen

9'1 x 6'6 (2.77m x 1.98m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Combi gas central heating boiler. Part ceramic wall tiled. Ceramic floor tiled. Radiator. Plumbed for washer.

#### First Floor Landing

##### Bedroom 1

13'4 x 9'10 (4.06m x 3.00m)

Front aspect. Bay window. Radiator.

##### Bedroom 2

8'6 x 9'10 (2.59m x 3.00m)

Rear aspect. Radiator.

##### Bedroom 3

6'5 x 5'10 (1.96m x 1.78m)

Front aspect. Radiator.

#### Bathroom

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

#### External

Garden to the front, driveway to the side and a large garden to the rear.

#### 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.