

NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

18 Sunbury Drive, Newton Heath - EPC: D £145,000



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

Energy performance certificate (EPC)

18 Sunbury Drive MANCHESTER M40 1WD	Energy rating	Valid until:	1 October 2034
	D	Certificate number:	9290-7529-0122-7400-3043

Property type	Mid-terrace house
Total floor area	70 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.

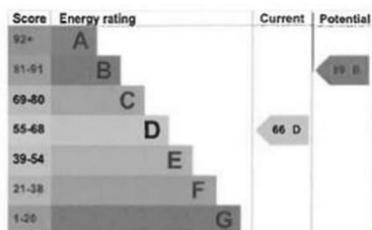
See [how to improve this property's energy efficiency](#).

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



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

****POPULAR LOCATION****DECEPTIVELY SPACIOUS****NEEDS SOME MODERNISATION****
REALISTICALLY PRICED****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this deceptively spacious 3 bedroom town house, situated in a popular cul de sac location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, fitted dining kitchen, 3 bedrooms and a 3 piece white shower room. Externally the property has the benefit of a garden to the front and a rear garden with lawn, timber decking and garage plot (garage now dilapidated).

Entrance Porch

Lounge

12'11 x 15'1 (3.94m x 4.60m)

Fitted electric fire. Feature fireplace. Open plan stairs off. Radiator.

Dining Kitchen

10'2 x 15'2 (3.10m x 4.62m)

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

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'9 x 8'5 (3.89m x 2.57m)

Front aspect. Radiator.

Bedroom 2

10'7 x 8'5 (3.23m x 2.57m)

Rear aspect. Radiator. Combi gas central heating boiler.

Bedroom 3

9'6 x 6'5 (2.90m x 1.96m)

Front aspect. Fitted wardrobes & bed.

Shower Room

5'5 x 6'5 (1.65m x 1.96m)

3 piece white shower suite. Heated towel rail.

External

Garden to the front and a rear garden with lawn, timber decking and garage plot (garage now dilapidated).

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £12 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.