



# NPE

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## For Sale

136 Briscoe Lane, Newton Heath - EPC: C £199,950



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## Energy performance certificate (EPC)

136 Briscoe Lane MANCHESTER M40 2SX	Energy rating <b>C</b>	Valid until: 30 September 2034
		Certificate number: 0034-6420-5409-0849-2206

Property type	Mid-terrace house
Total floor area	81 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		85 B
69-80	C	72 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\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*DOUBLE EXTENSION TO REAR\*\*\*\* 3 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR\*\*\*\* We offer for sale this largely extended 3 bedroom town house, situated in a popular & convenient 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, through lounge/dining room, extended kitchen, 3 good sized bedrooms and a 3 piece white shower room. Externally the property has the benefit of gardens to the front & rear with lawn, patio & timber shed.

#### Entrance Hallway

Stairs off.

#### Through Lounge/Dining Room

22'8 x 14'1 (6.91m x 4.29m)

Fitted electric fire. Feature fireplace. 2 radiators. Under stairs storage.

#### Extended Kitchen

9'0 x 13'4 (2.74m x 4.06m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Combi gas central heating boiler. Radiator.

#### First Floor Landing

Loft access.

#### Bedroom 1

10'11 x 14'1 (3.33m x 4.29m)

Front aspect. Radiator.

#### Bedroom 2

19'3 x 7'3 (5.87m x 2.21m)

Rear aspect. Radiator.

#### Bedroom 3

15'7 x 6'6 (4.75m x 1.98m)

Rear aspect. Radiator.

#### Shower Room

3 piece white shower suite. Part ceramic wall tiled. Radiator.

#### External

Gardens to front & rear with lawn, patio & timber shed.

#### 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.