



NPE

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For Sale

55 Stansfield Street, Newton Heath - EPC: D £350,000



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Energy performance certificate (EPC)

55 Stamford Street MANCHESTER M40 1NF	Energy rating D	Valid until: 27 November 2034
		Certificate number: 2680-3944-6209-0204-6204

Property type Semi-detached house

Total floor area 146 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/landlords-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		81 B
69-80	C		
55-68	D	66 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****LARGELY EXTENDED TO SIDE & REAR****LARGE REAR GARDEN****MODERNISED TO HIGH STANDARD**** 2 RECEPTIONS, 3 BATHS, 4 BEDS****VIEWING HIGHLY RECOMMENDED**** We are delighted to offer for sale this luxury modernised, largely extended 4 bedroom, 3 story semi detached property, situated in a popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, modern fitted kitchen, utility room, 4 bedrooms, 2 ensuite and family bathroom. Externally the property has the benefit of a garden to the front and side, driveway to the side and large garden to the rear with lawn & patio.

Entrance Hallway

Stairs off.

Lounge

15'8 x 12'5 (4.78m x 3.78m)

Radiator.

Kitchen

9'1 x 12'5 (2.77m x 3.78m)

Modern fitted wall & base units incorporating double oven & hob. Single sink, rinser & drainer. Part ceramic wall tiled. Open plan with dining room.

Dining Room

25'1 x 11'0 (7.65m x 3.35m)

Fitted breakfast bar/base units with integrated wine cooler. 3 radiators. Under stairs storage. French doors to rear.

Utility Room

8'7 x 6'1 (2.62m x 1.85m)

Stainless steel sink & drainer. Fitted base units. Plumbed for washer. Part ceramic wall tiled. Combi gas central heating boiler. Downstairs WC.

First Floor Landing

Spindled balustrade. Stairs off leading to Bedroom 4.

Bedroom 1

17'4 x 12'3 (5.28m x 3.73m)

Front aspect. Large walk in wardrobe. Radiator.

En Suite 1

Modern 4 piece white suite including large walk in shower cubicle. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

Bedroom 2

12'4 x 7'0 (3.76m x 2.13m)

Rear aspect. Radiator.

Bedroom 3

12'5 x 8'2 (3.78m x 2.49m)

Front aspect. Radiator.

Family Bathroom

Modern 4 piece white suite including large walk in shower cubicle. Ceramic wall & floor tiled. Heated towel rail.

Bedroom 4

12'4 x 14'5 (3.76m x 4.39m)

2nd floor aspect. Radiator. 2 Velux windows. Open Plan with En Suite.

En Suite 2

Modern 3 piece white suite with shower attachment to bath. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

External

Garden to the front and side, driveway to the side and large garden to the rear with lawn & 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.