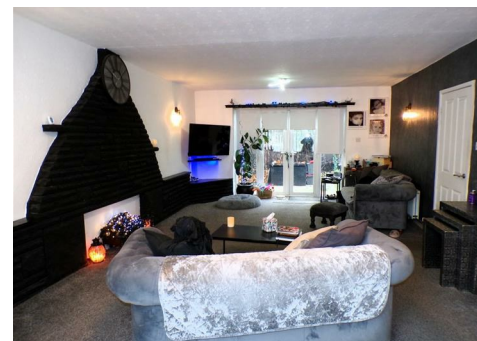


NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

133 Monsall Road, Monsall - EPC: D £250,000



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

Energy performance certificate (EPC)

133 Monsall Road MANCHESTER M40 8WP	Energy rating D	Valid until: 16 December 2034
		Certificate number: 8590-5136-0422-6490-3243

Property type Semi-detached house

Total floor area 122 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		83 B
69-80	C		
55-68	D	67 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****DOUBLE EXTENSION TO SIDE****LARGE PLOT TO SIDE****LOTS OF POTENTIAL**** 4 GOOD SIZED BEDROOMS**** 2 RECEPTION ROOMS****IDEAL FOR FAMILY**** We offer for sale this largely extended 4 bedroom 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, dining room, large lounge, fitted kitchen, 4 good sized bedrooms, a 4 piece bathroom and a 2nd separate WC. Externally the property has the benefit of a garden and driveway to the front, a garden to the rear and a large side plot with detached garage.

Entrance Hallway

Dining Room

13'4 x 12'10 (4.06m x 3.91m)

Radiator.

Lounge

25'5 x 13'11 (7.75m x 4.24m)

Radiator. French doors to rear.

Inner Hallway

Stairs off.

Kitchen

7'9 x 12'10 (2.36m x 3.91m)

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

First Floor Landing

Loft access.

Bedroom 1

10'9 x 12'9 (3.28m x 3.89m)

Front aspect. Radiator.

Bedroom 2

9'9 x 13'11 (2.97m x 4.24m)

Front aspect. Radiator.

Bedroom 3

7'10 x 11'2 (2.39m x 3.40m)

Side aspect. Radiator.

Bedroom 4

7'7 x 8'11 (2.31m x 2.72m)

Rear aspect. Radiator.

Bathroom

4 piece suite with independent shower cubicle & corner bath. Ceramic wall tiled. Radiator.

Separate WC

External

Garden and driveway to the front, a garden to the rear and a large side plot with detached garage.

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.