



NPE

Estate Agents Lettings
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For Sale

130 Droylsden Road, Newton Heath - EPC: E £250,000



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Energy performance certificate (EPC)

130, Droydsden Road
MANCHESTER
M40 1WT

Energy rating
E

Valid until: 14 May 2028

Certificate number: 0053-2885-7053-9098-9381

Property type Semi-detached house

Total floor area 127 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)

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Energy rating and score

This property's energy rating is E. It has the potential to be C.

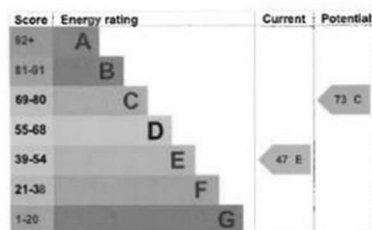
[See how to improve this property's energy efficiency.](#)

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

****CHAIN FREE VACANT POSSESSION**** 3 STORY FAMILY PROPERTY****DECEPTIVELY SPACIOUS**** 2 RECEPTION ROOMS PLUS LARGE DINING KITCHEN****VIEWING RECOMMENDED**** We offer for sale this larger than average 3 story 5 bedroom end period terraced property, situated in a popular & convenient location, ideal for the family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, dining room, fitted dining kitchen, 4 bedrooms, a shower room and family bathroom to the first floor and a 5th bedroom to the 2nd floor. Externally the property is garden fronted and has a private yard area to the rear.

Long Entrance Hallway

Stairs off. Radiator. Under stairs storage.

Lounge

14'8 x 11'0 (4.47m x 3.35m)

Bay window. Radiator.

Dining Room

14'0 x 9'11 (4.27m x 3.02m)

Feature fireplace. Radiator.

Dining Kitchen

18'8 x 15'4 (5.69m x 4.67m)

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

Long First Floor Landing

Spindled balustrade. Stairs off leading to 2nd floor landing.

Bedroom 1

12'0 x 15'5 (3.66m x 4.70m)

Front aspect. Radiator.

Bedroom 2

13'11 x 9'11 (4.24m x 3.02m)

Side aspect. Feature fireplace. Radiator.

Bedroom 3

9'3 x 12'9 (2.82m x 3.89m)

Rear aspect. Radiator.

Bedroom 4

9'11 x 8'2 (3.02m x 2.49m)

Rear aspect. Radiator.

Shower Room

Walk in shower cubicle. Part ceramic wall tiled.

Bathroom

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

Second Floor Landing

Bedroom 5

14'0 x 12'3 (4.27m x 3.73m)

Feature fireplace. Radiator.

External

Garden fronted and private yard area 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.