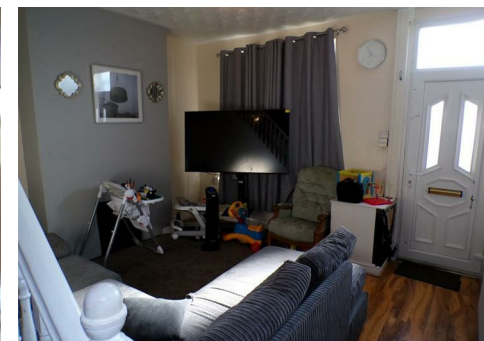
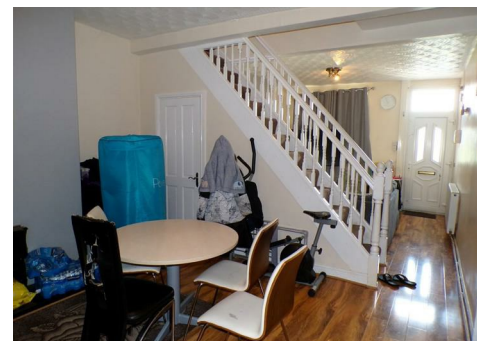


NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

51 Rossington Street, Newton Heath - EPC: C £150,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW

T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 51, Rossington Street MANCHESTER M40 1PG | Energy rating C | Valid until: 5 June 2028 |
| | | Certificate number: 0316-2866-7162-9408-9835 |

Property type Mid-terrace house

Total floor area 79 square metres

Rules on letting this property

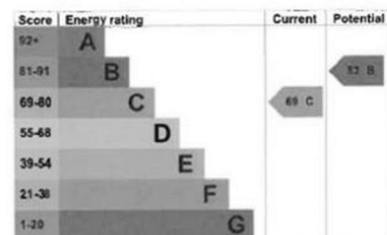
Properties can be let if they have an energy rating from A to E.

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>).

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.](#)



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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****EXTENDED TO REAR**** 2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** We offer for sale this spacious and extended 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, fitted kitchen, utility room, 2 bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a small yard to the rear with lean to.

Lounge

11'8 x 13'3 (3.56m x 4.04m)

Radiator. Open plan through to dining room.

Dining Room

12'4 x 13'3 (3.76m x 4.04m)

Under stairs storage. Radiator.

Kitchen

13'1 x 6'5 (3.99m x 1.96m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge & freezer. Part ceramic wall tiled. Ceramic floor tiled.

Utility Room

7'8 x 6'2 (2.34m x 1.88m)

Fitted wall & base units. Plumbed for washer. WC and wash basin. Ceramic floor tiled.

First Floor Landing

Bedroom 1

11'1 x 13'4 (3.38m x 4.06m)

Front aspect. Radiator.

Bedroom 2

12'10 x 4'9 (3.91m x 1.45m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator. Combi gas central heating boiler.

External

Garden fronted and small yard to rear with lean to.

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.

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