

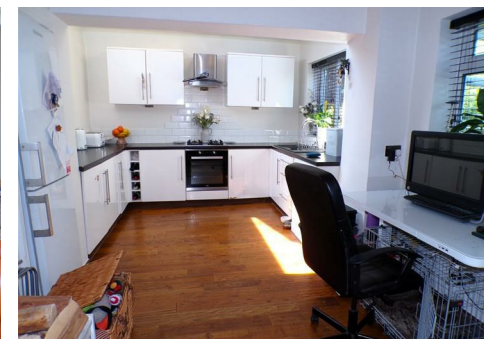


# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

9 Greenways, New Moston - EPC: D £319,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)



## Energy performance certificate (EPC)

9 Greenways MANCHESTER M40 3WH	Energy rating	Valid until:	7 May 2035
	<b>D</b>	Certificate number:	9835-0125-3500-03 18-0206

Property type Detached house

Total floor area 92 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+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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)

\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*EXTENDED TO REAR\*\*\*\*CONVERTED GARAGE\*\*\*\* 2 BATHS\*\*\*\*POSSIBLE 4TH BEDROOM DOWNSTAIRS\*\*\*\*LARGE CONSERVATORY\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this spacious, modern & extended 3 bedroom detached property, situated in a popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, sitting room/downstairs 4th bedroom, downstairs shower room, spacious through lounge/dining room, fitted kitchen, large uPVC conservatory, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden and driveway to the front and a garden to the rear with lawn, 2 timber decked areas and storage shed.

#### Entrance Hallway

Stairs off. Radiator.

#### Sitting Room/Downstairs Bed 4

13'5 x 7'7 (4.09m x 2.31m)

Converted garage. Radiator.

#### Downstairs Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

#### Through Lounge/Dining Room

23'7 x 12'10 (7.19m x 3.91m)

Fitted electric fire. Log burner fire. Radiator. Arch through to kitchen. Patio doors to conservatory.

#### Kitchen

10'6 x 14'4 (3.20m x 4.37m)

Fitted wall & base units incorporating oven, hob & extractor. Plumbed for washer. Single sink & drainer. Part ceramic wall tiled.

#### uPVC Conservatory

11'9 x 15'4 (3.58m x 4.67m)

Radiator.

#### First Floor Landing

Spindled balustrade. Loft access.

#### Bedroom 1

11'11 x 9'10 (3.63m x 3.00m)

Rear aspect. Radiator.

#### Bedroom 2

11'7 x 9'0 (3.53m x 2.74m)

Front aspect. Radiator.

#### Bedroom 3

8'1 x 6'8 (2.46m x 2.03m)

Front aspect. Radiator.

#### Bathroom

3 piece white suite with electric shower to bath. Ceramic wall tiled. Heated towel rail.

#### External

Garden and driveway to the front and a garden to the rear with lawn, 2 timber decked areas and storage shed.

#### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band C 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.