



NPE

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For Sale

41 Rishworth Drive, New Moston - EPC: C £375,000



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Energy performance certificate (EPC)

41, Rushworth Drive MANCHESTER M40 3PR	Energy rating C	Valid until: 16 May 2035
		Certificate number: 0310-2116-1550-2595-8005

Property type	Semi-detached house
Total floor area	119 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 C. 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		85 B
69-80	C	74 C	
55-68	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

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or email you enquirers to sales@npestates.co.uk

****LARGELY EXTENDED TO REAR & DORMER****IMMACULATLY PRESENTED THROUGHOUT****LARGE SOUTH FACING GARDEN TO REAR****ROOF TOP TERRACE GARDEN**** NOT OVERLOOKED TO REAR**** 2 BATHS****IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** We are delighted to offer for sale this largely extended and luxury modernised 3 bedroom semi detached dormer bungalow, situated in a popular location, ideal for the family. Immaculately presented throughout, this property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance to side of the property, large open plan family room with living area, dining area and modern fitted kitchen, luxury modern family bathroom and 2 bedrooms to the ground floor and a master bedroom with ensuite shower room to the first floor. Externally the property has a large driveway to the front to fit up to 3 cars, a large south facing garden to the rear with lawn, patio, timber decking, timber shed and large detached workshop with power/lighting, ideal for use as a gym/office/mancave. There is also an elevated roof top terrace garden accessed from the master bedroom.

Entrance To Side

Open plan family room off.

Extended Family Room

24'4 x 21'5 (7.42m x 6.53m)

Open plan living area/dining area and kitchen. Good range of modern fitted wall & base units with large central island. Integrated double oven & hob, fridge, freezer, washer & microwave/oven. Open plan floating stairs off. 2 radiators. Bi folding doors to rear.

Inner Hallway

Radiator.

Bathroom

Luxury modern 3 piece white suite with waterfall shower to bath. Ceramic wall & floor tiled. Inset spotlights. Heated towel rail.

Bedroom 2

14'9 x 11'10 (4.50m x 3.61m)

Front aspect. Radiator.

Bedroom 3

9'10 x 9'5 (3.00m x 2.87m)

Front aspect. Radiator.

Bedroom 1

24'0 x 15'1 (max) (7.32m x 4.60m (max))

First Floor dormer. Radiator. Office area and dressing room area. French doors leading to roof top garden.

En Suite

Luxury modern 3 piece shower suite.

External

Large driveway to the front to fit up to 3 cars, a large south facing garden to the rear with lawn, patio, timber decking, timber shed and large detached workshop with power/lighting, ideal for use as a gym/office/mancave. There is also an elevated roof top terrace garden accessed from the master bedroom.

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.