



NPE

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For Sale

56 Rishworth Drive, New Moston - EPC: D £299,950



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Energy performance certificate (EPC)

56 Rishworth Drive MANCHESTER M40 3PG	Energy rating D	Valid until: 9 July 2035
		Certificate number: 0380-2971-9530-2505-3201

Property type	Semi-detached house
Total floor area	84 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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

****CHAIN FREE****POPULAR CUL DE SAC LOCATION****LARGE CORNER PLOT**** 2 BATHS, 2 RECEPTIONS PLUS DINING KITCHEN****LOTS OF POTENTIAL****IDEAL FOR OLDER COUPLE OR FAMILY**** We offer for sale this spacious 2 bedroom semi detached dormer bungalow, situated on a good sized corner plot in a popular cul de sac location, ideal for the older couple or family. The property is double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, inner hallway, dining kitchen, side conservatory, utility room, 3 piece shower room, a bedroom and dining/office room all to the ground floor with a 2nd bedroom with en suite shower room to the dormer. Externally the property has the benefit of a garden to the front, long driveway to the side leading to a car port & detached garage and a good sized garden to the side and rear with lawns, patio, greenhouse, large shed, aviary and vegetable patch.

Entrance Porch

Lounge

14'4 x 12'3 (4.37m x 3.73m)

Living flame gas fire. Radiator.

Inner Hallway

Dining Kitchen

18'2 x 9'10 (5.54m x 3.00m)

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

Side Conservatory

19'9 x 6'7 (6.02m x 2.01m)

Utility Room

9'10 x 6'4 (3.00m x 1.93m)

Plumbed for washer. Fitted base units.

Shower Room

3 piece shower suite. Ceramic wall tiled. Radiator.

Bedroom 1

12'2 x 12'3 (3.71m x 3.73m)

Rear aspect. Fitted wardrobes. Radiator.

Study/Dining Room

8'9 x 9'10 (2.67m x 3.00m)

Originally bedroom 2. Open plan stairs off. Radiator.

Bedroom 2

17'3 x 11'0 (5.26m x 3.35m)

Front and rear dormer. Fitted wardrobes. Radiator.

En Suite

3 piece shower suite. Part ceramic wall tiled.

External

Garden to the front, long driveway to the side leading to a car port & detached garage and a good sized garden to the side and rear with lawns, patio, greenhouse, large shed, aviary and vegetable patch.

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.

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