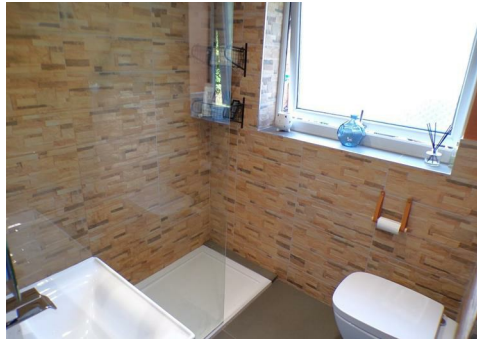




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

7 Sunbury Drive, Newton Heath - EPC: D £227,500



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

7 Sunbury Drive MANCHESTER M40 1WD	Energy rating	Valid until:	21 August 2034
	D	Certificate number:	0390-2912-9480-2234-4121

Property type	End-terrace house
Total floor area	75 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+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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

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

****MODERNISED TO HIGH STANDARD****EXTENDED TO REAR****DECEPTIVELY SPACIOUS****VERY POPULAR CUL DE SAC LOCATION****DOUBLE DRIVEWAY TO FRONT & DETACHED GARAGE TO REAR****VIEWING HIGHLY RECOMMENDED**** We are delighted to offer for sale this deceptively spacious and fully modernised, extended 3 bedroom town house, situated in a very popular cul de sac location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, spacious lounge, modern fitted kitchen, extended dining room/sun room, 3 bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a private landscaped garden and a double driveway to the front, an elevated garden to the rear with power & lighting and a detached garage at the rear.

Entrance Porch

Lounge

12'11 x 15'2 (3.94m x 4.62m)

Fitted electric fire. Open plan stairs off. Radiator. Double doors to kitchen.

Kitchen

10'2 x 15'1 (3.10m x 4.60m)

Modern fitted wall & base units incorporating double oven, hob & extractor. Stainless steel sink & drainer. Integrated washer & dishwasher. Combi gas central heating boiler. Radiator. Opening through to dining room.

Dining Room

9'4 x 9'6 (2.84m x 2.90m)

Ceramic floor tiled.

First Floor Landing

Loft access with drop down ladder. Loft boarded for storage.

Bedroom 1

12'9 x 8'6 (3.89m x 2.59m)

Front aspect. Radiator.

Bedroom 2

10'7 x 8'6 (3.23m x 2.59m)

Rear aspect. Radiator.

Bedroom 3

9'8 x 6'4 (2.95m x 1.93m)

Front aspect. Built in storage cupboard.

Shower Room

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

External

Private landscaped garden and a double driveway to the front, an elevated garden to the rear with power & lighting and a detached garage at the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £12 per annum. 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.