



NPE

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For Sale

49 Fold Street, Moston - EPC: D £239,950



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Energy performance certificate (EPC)

49 Fold Street MANCHESTER M40 9LU	Energy rating	Valid until: 15 October 2033
	D	Certificate number: 9390-2807-1300-2297-2135

Property type Semi-detached house

Total floor area 72 square metres

Rules on letting this property

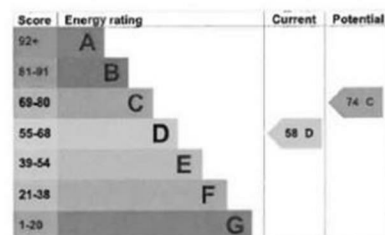
Properties can be let if they have an energy rating from A to E.

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) (<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.](#)



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 LOCATION****LARGE DOUBLE LENGTH GARAGE TO SIDE WITH MEZZANINE OFFICE ROOM ABOVE****MODERN INTERIOR****IDEAL FOR FAMILY**** We offer for sale this modern & spacious 3 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, through lounge/dining room, fitted kitchen, uPVC conservatory, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a driveway and attached double length garage with WC and mezzanine office room to the side and a garden to the rear.

Porch

Entrance Hallway

Stairs off. Radiator.

Through Lounge/Dining Room

22'2 x 10'9 (6.76m x 3.28m)

Radiator. Bay window. Double doors through to conservatory.

Kitchen

11'9 x 7'5 (3.58m x 2.26m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink 7 drainer. Part ceramic wall tiled. Ceramic floor tiled. Modern vertical radiator. Plumbed for washer.

uPVC Conservatory

12'4 x 10'4 (3.76m x 3.15m)

First Floor Landing

Loft access.

Bedroom 1

11'5 x 9'2 (3.48m x 2.79m)

Front aspect. Bay window. Built in wardrobe. Radiator.

Bedroom 2

8'11 x 9'7 (2.72m x 2.92m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 3

6'2 x 7'6 (1.88m x 2.29m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

External

Garden to the front, a driveway and attached double length garage with WC and mezzanine office room to the side and a garden to the rear.

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.

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