



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

227a Moston Lane East, New Moston - EPC: B £350,000



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)

|  |                           |  |
|--|---------------------------|--|
| 227a Moston Lane East<br>MANCHESTER<br>M40 3HY | Energy rating<br><b>B</b> | Valid until<br>3 October 2034                  |
|  |                           | Certificate number<br>2290-5548-0932-4402-3043 |

Property type End-terrace house

Total floor area 151 square metres

### Rules on letting this property

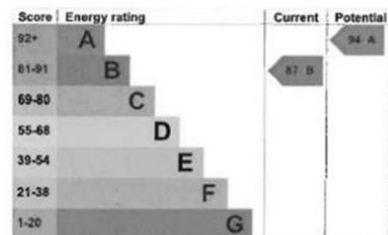
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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

\*\*\*\* 3 STOREY NEW BUILD PROPERTY BUILT CIRCA 2024\*\*\*\*LUXURY MODERN FINISH\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 RECEPTION ROOMS, 2 BATHS PLUS WC\*\*\*\*IDEAL FAMILY HOME\*\*\*\*VIEWING ESSENTIAL TO FULLY APPRECIATE\*\*\*\* We offer for sale this ultra high spec, 3 storey, 4 bedroom new build end terraced property, built Circa 2024 and still under a 10 year insurance backed warranty. The property is uPVC double glazed, combi gas centrally heated, has Wi-Fi boosters throughout and smart alarm system & CCTV and briefly comprises: Large entrance hallway, downstairs WC, lounge, modern fitted kitchen, utility room, dining/2nd sitting room, 3 bedrooms and a family bathroom to the first floor and a master bedroom with en suite to the 2nd floor. Externally the property is garden fronted and has a garden to the rear with composite decking and artificial lawn.

#### Large Entrance Hallway

Stairs off. Radiator. Under stairs storage.

#### Downstairs WC

Wash basin. Heated towel rail.

#### Lounge

13'11 x 10'10 (4.24m x 3.30m)

Radiator.

#### Kitchen

9'6 x 15'7 (2.90m x 4.75m)

Modern fitted wall & base units with large central island. Integrated oven, hob & extractor, microwave, dishwasher, fridge & freezer. Boiling tap. Single sink & drainer. Modern vertical radiator. Open plan with dining/2nd sitting room.

#### Utility Room

5'4 x 8'4 (1.63m x 2.54m)

Fitted base units. Plumbed for washer & dryer. Combi gas central heating boiler. Radiator.

#### Dining Room/2nd Sitting Room

11'9 x 17'7 (3.58m x 5.36m)

2 modern vertical radiators. French doors to rear. Velux windows.

#### First Floor Landing

Radiator. Stairs off leading to 2nd floor landing.

#### Bedroom 2

8'2 x 15'8 (2.49m x 4.78m)

Front aspect. Fitted wardrobes. Radiator.

#### Bedroom 3

10'11 x 10'0 (3.33m x 3.05m)

Rear aspect. Radiator.

#### Bedroom 4

11'0 x 7'2 (3.35m x 2.18m)

Rear aspect. Radiator.

#### Bathroom

Modern 4 piece white suite including independent shower cubicle. Part ceramic wall tiled. Heated towel rail.

#### Second Floor Landing

Spindled balustrade. Velux window.

#### Bedroom 1

10'7 x 10'11 (3.23m x 3.33m)

rear aspect. Fitted wardrobes. Radiator.

#### En Suite

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

#### External

Garden fronted and garden to rear with composite decking and artificial lawn.

#### Tenure & Council Tax

We have been advised that this property is Freehold. 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.

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)