



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

9 Carnoustie Close, New Moston - EPC: D £230,000



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

Energy performance certificate (EPC)

9, Carnoustie Close MANCHESTER M40 3NF	Energy rating D	Valid until: 13 April 2026
		Certificate number: 9448-2054-7204-4416-6950

Property type Mid-terrace house

Total floor area 77 square metres

Rules on letting this property

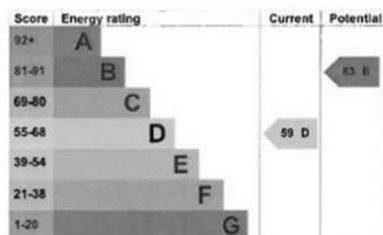
Properties can be let if they have an energy rating from A to E.

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 B.

[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

****POPULAR CUL DE SAC LOCATION****DECEPTIVELY SPACIOUS****LUXURY INTERIOR**** CONSERVATORY TO REAR**** 2ND PARKING SPACE AT REAR****IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILY**** We offer for sale this deceptively spacious and luxury modern 2 bedroom town house, situated in a popular cul de sac location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, spacious lounge, luxury modern fitted kitchen, conservatory, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally, the property has the benefit of a driveway to the front, a good sized garden to the rear with lawn, patio & timber decking plus an elevated extra plot and 2nd parking space at the rear.

Entrance Porch

Lounge

16'0 x 11'10 (4.88m x 3.61m)

Modern vertical radiator. Under stairs storage.

Kitchen

8'0 x 11'10 (2.44m x 3.61m)

Luxury modern fitted wall & base units with quartz worktops. Integrated oven, hob & extractor, fridge, freezer, microwave, washer, dryer & wine cooler. Large central island. Ceramic floor tiled. Single sink unit. Opening to conservatory.

Conservatory

8'5 x 12'0 (2.57m x 3.66m)

Ceramic floor tiled. French doors to rear.

First Floor Landing

Loft access.

Bedroom 1

10'3 x 11'6 (3.12m x 3.51m)

Front aspect. Radiator.

Bedroom 2

8'2 x 11'11 (2.49m x 3.63m)

Rear aspect. Radiator.

Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

External

Driveway to the front, a good sized garden to the rear with lawn, patio & timber decking plus an elevated extra plot and 2nd parking space at the rear.

Tenure & Council Tax

We have been advised that this property is Freehold with a chief rent payable of approx. £25 per annum. 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.