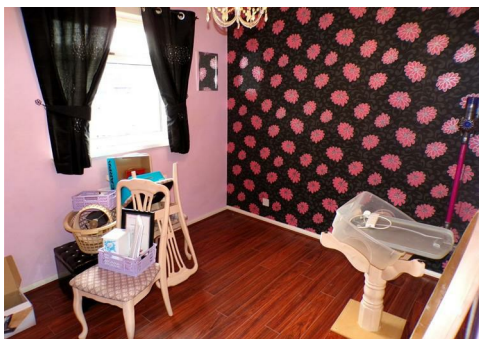


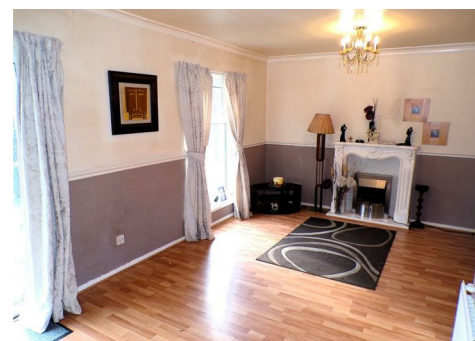


NPE

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For Sale

3 Limerston Drive, Newton Heath - EPC: C £169,950



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

Energy performance certificate (EPC)

3 Limeation Drive MANCHESTER M40 2DQ	Energy rating C	Valid until: 8 April 2035
		Certificate number: 0819-3048-6204-4575-9200

Property type	Mid-terrace house
Total floor area	79 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 C. 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		89 B
69-80	C	69 C	
55-68	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

****CHAIN FREE****DECEPTIVELY SPACIOUS****OFF ROAD PARKING AND GARDEN****2 BEDROOMS PLUS OFFICE ROOM****IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR**** We offer for sale this spacious 2 bedroom town house, situated in a popular & convenient 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 hallway, fitted kitchen, spacious lounge/dining room, 2 good sized bedrooms, an office room and a 2 piece white bathroom with separate WC. Externally the property has the benefit of a driveway and outhouse to the front and a garden to the rear with lawn & patio.

Entrance Hallway

Stairs off. Radiator. 2 storage cupboards.

Kitchen

12'1 x 7'9 (3.68m x 2.36m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer.

Lounge/Dining Room

11'9 x 19'8 (3.58m x 5.99m)

Fitted electric fire. Feature fireplace. Radiator. Patio doors to rear.

First Floor Landing

Loft access. Combi gas central heating boiler.

Bedroom 1

15'4 x 8'4 (4.67m x 2.54m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 2

8'11 x 10'10 (2.72m x 3.30m)

Rear aspect. Radiator.

Office Room

6'1 x 7'0 (1.85m x 2.13m)

Bathroom

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

Separate WC

External

Double driveway and outhouse to the front. Garden to the rear with lawn & patio.

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.