NPE

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For Sale

38 Lowton Avenue, Moston - EPC: D £140,000

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Energy performance certificate (EPC)

38 Lowton Avenue MANCHESTER M9 4LH	Energy rating D	Valid until: 19 April 2036 Certificate number: 4836-3324-2600-0673-1296

Property type	End-terrace house
Total floor area	93 square metres

Rules on letting this property

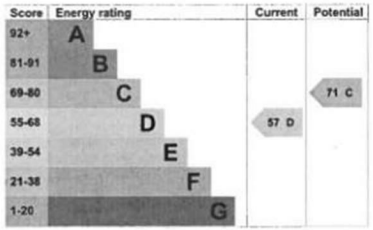
Properties can be let if they have an energy rating from A to E.

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 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

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****CHAIN FREE****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****WELL MAINTAINED****2 GOOD SIZED BEDROOMS****NOT OVERLOOKED TO THE REAR****IDEAL FOR FIRST TIME BUYERS, INVESTORS OR YOUNG FAMILIES****GARDENS TO THE FRONT AND REAR****We offer for sale this extended and deceptively spacious 2 bedroom end terrace perfect for the first time buyer, investor or young family. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance vestibule, lounge, kitchen diner, sun room, 2 good sized bedrooms and a 3 piece shower suite bathroom. Externally, the property benefits from being garden fronted and has a block paved private garden to the rear. Viewing highly recommended.

Entrance Vestibule

Lounge
11'0x14'07 (3.35mx4.45m)
Radiator.

Kitchen Diner
14'05x14'03 (4.39mx4.34m)
Fitted wall and base units incorporating oven, hob and extractor. Plumbed for washer. Central kitchen island. Patio doors to garden. Radiator. Stairs off.

Sun Room
10'02x7'10 (3.10mx2.39m)
Radiator. Combi gas central heating boiler.

1st Floor Landing

Bedroom 1
11'2" x 14'7" (3.40m x 4.45m)
Front aspect. Radiator.

Bedroom 2
9'7" x 11'3" (2.92m x 3.43m)
Rear aspect. Radiator. Stairs off to attic.

Bathroom
3 piece shower suite. Ceramic wall tiled. Heated towel rail.

External
The property benefits from being garden fronted and has a private block paved garden to the rear.

Tenure & Council Tax
We have been advised that the 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.