NPE

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For Sale

348 Lightbowne Road, Moston - EPC: C £199,950

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

Energy performance certificate (EPC)

348 Lightbowne Road MANCHESTER M40 0HJ	Energy rating **C**	Valid until:	20 May 2036
		Certificate number:	0340-2429-3650-2726-0245

Property type	Mid-terrace house
Total floor area	81 square metres

Rules on letting this property

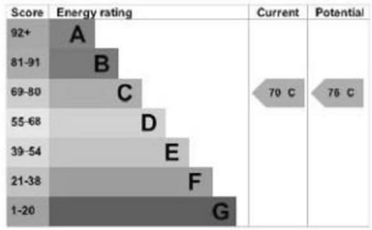
Properties can be let if they have an energy rating from A to E.

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 C. 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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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****DECEPTIVELY SPACIOUS****GOOD SIZED GARDEN TO REAR****NOT OVERLOOKED AT THE REAR****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this spacious 3 bedroom town house, 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: Entrance hallway, sunshine lounge, modern fitted kitchen, pantry/storage room, 3 good sized bedrooms and a 2 piece white bathroom with separate WC. Externally, the property has the benefit of a block paved garden to the front and a good sized garden to the rear with lawn & patio. Not overlooked at the rear.

Entrance Hallway
Stairs off. Radiator.

Sunshine Lounge
18'8 x 11'3 (5.69m x 3.43m)
Living flame gas fire. Feature fireplace. 2 radiators.

Kitchen
9'5 x 11'6 (2.87m x 3.51m)
Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge, freezer & washer. Ceramic floor tiled.

Pantry/Storage Room
6'0 x 6'5 (1.83m x 1.96m)

First Floor Landing
Loft access.

Bedroom 1
10'9 x 11'3 (3.28m x 3.43m)
Front aspect. Fitted wardrobes. Radiator.

Bedroom 2
7'6 x 8'2 (2.29m x 2.49m)
Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3
12'7 x 8'3 (3.84m x 2.51m)
Front aspect. Radiator.

Bathroom
2 piece white suite with electric shower to bath. Ceramic wall & floor tiled. Radiator.

Separate WC
Ceramic wall & floor tiled.

External
Block paved garden to the front and a good sized garden to the rear with lawn & patio. Not overlooked at 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.