



NPE

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For Sale

21 Morse Road, Newton Heath - EPC: C £199,950



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Energy performance certificate (EPC)

21 Morse Road
MANCHESTER
M40 2SZ

Energy rating
C

Valid until: 23 March 2036

Certificate number: 2248-3060-2207-1866-4200

Property type: Mid-terrace house

Total floor area: 56 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****MODERN INTERIOR****POPULAR LOCATION****GOOD SIZED GARDEN**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR**** We offer for sale this modern 2 bedroom town house, situated in a popular location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, modern fitted kitchen, downstairs WC, 2 bedrooms and a modern 3 piece shower room. Externally the property has a garden to the front and a good sized garden to the rear with lawn & patio.

Porch

Entrance Hallway

Stairs off.

Lounge

15'1 x 11'2 (4.60m x 3.40m)

Living flame gas fire. Feature fireplace. Bay window.

Kitchen

7'0 x 14'2 (2.13m x 4.32m)

Modern fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. Combi gas central heating boiler. Under stairs storage.

Downstairs WC

Wash basin. Heated towel rail.

First Floor Landing

Loft access.

Bedroom 1

10'7 x 14'2 (3.23m x 4.32m)

Front aspect. Radiator.

Bedroom 2

9'3 x 8'2 (2.82m x 2.49m)

Rear aspect. Radiator.

Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Radiator.

External

Garden to the front and good sized 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.