



NPE

Estate Agents Lettings
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For Sale

26 Stansfield Street, Newton Heath - EPC: C £169,950



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Energy performance certificate (EPC)

26 Stansfield Street
MANCHESTER
M40 1NF

Energy rating
C

Valid until: 7 December 2035

Certificate number: 0235-0222-3509-0965-7206

Property type: Mid-terrace house

Total floor area: 66 square metres

Rules on letting this property

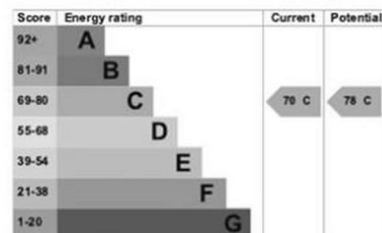
Properties can be let if they have an energy rating from A to E.

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****GOOD SIZED SOUTH FACING GARDEN TO REAR****DECEPTIVELY SPACIOUS**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR**** We offer for sale this spacious and well maintained 2 bedroom mid 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: Entrance porch, spacious lounge, fitted dining kitchen, 2 good sized bedrooms and a 3 piece wet room. Externally, the property has the benefit of a garden to the front and a good sized south facing rear garden with lawn, patio & timber shed.

Entrance Porch

Lounge

12'10 x 14'2 (3.91m x 4.32m)

Fitted electric fire. Feature fireplace. Open plan stairs off. Radiator.

Dining Kitchen

10'7 x 14'0 (3.23m x 4.27m)

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

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'6 x 14'2 (3.81m x 4.32m)

Front aspect. Radiator.

Bedroom 2

11'1 x 8'2 (3.38m x 2.49m)

Rear aspect. Radiator.

Wet Room

3 piece shower suite. Radiator.

External

Garden fronted and good sized south facing garden to the rear with lawn, patio & timber shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of £10 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.