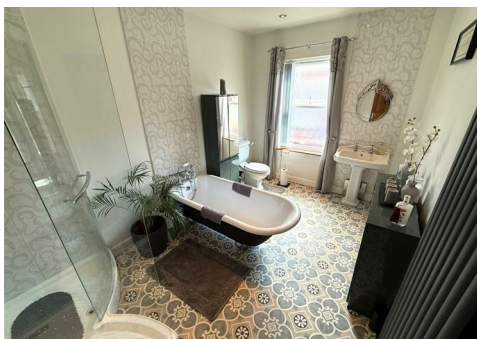




NPE

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For Sale

196 Lightbowne Road, Moston - EPC: C £200,000



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

Energy performance certificate (EPC)

196 Lightbourne Road MANCHESTER M40 5EE	Energy rating C	Valid until: 3 August 2036
		Certificate number: 0471-3064-4208-6356-6204

Property type Mid-terrace house

Total floor area 100 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.](#)

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

****POPULAR AND CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****2 RECEPTION ROOMS****2 DOUBLE BEDROOMS****MODERNISED TO A HIGH STANDARD THROUGHOUT****VIEWING RECOMMENDED****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****We offer for sale this modern and spacious 2 bedroom terraced property situated in the popular area of Moston. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Long entrance hallway, lounge, dining room, kitchen, downstairs WC, long first floor landing, 2 good sized bedrooms & family 4 piece white suite bathroom. Externally, the property benefits from being garden fronted & has a private yard to the rear with concrete patio & shed. Viewing is highly recommended to appreciate the property in full.

Long Entrance Hallway

Stairs off. Radiator.

Lounge

14'9x11'0 (4.50mx3.35m)

Bay window. Modern vertical radiator. Opening to dining room.

Dining Room

12'11x11'9 (3.94mx3.58m)

Modern vertical radiator.

Downstairs WC

Wash basin.

Kitchen

13'2x8'4 (4.01mx2.54m)

Modern fitted wall and base units incorporating hob, oven and extractor. Integrated fridge & freezer. Plumbed for washer. Single sink & drainer.

Long 1st Floor Landing

Spindled balustrade. Loft access. Radiator.

Bedroom 1

12'2x12'6 (3.71mx3.81m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

13'0x10'0 (3.96mx3.05m)

Rear aspect. Radiator.

Bathroom

12'7x8'4 (3.84mx2.54m)

Modern 4 piece white suite with independent walk in shower cubicle. Part wall tiled. Modern vertical radiator.

External

Garden fronted. Private rear yard with concrete patio & shed.

Tenure & Council Tax

We have been advised that the property is a 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.