



NPE

Estate Agents Lettings
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For Sale

26 Loring Street, Newton Heath - EPC: D £179,950



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Energy performance certificate (EPC)

26 Loring Street MANCHESTER M40 1WU	Energy rating	Valid until	15 March 2036
	D	Certificate number:	0360-2137-5670-2196-1051

Property type **Mid-terrace house**
Total floor area **85 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.

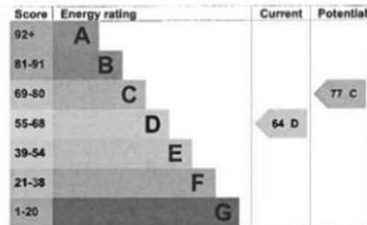
See [how to improve this property's energy efficiency](#).

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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****DECEPTIVELY SPACIOUS****EXTENDED TO REAR**** 2 RECEPTION ROOMS**** 2 DOUBLE BEDROOMS**** COULD EASILY BE SPLIT INTO A 3 BED****WELL MAINTAINED THROUGHOUT**** We offer for sale this deceptively spacious, extended and well maintained, 2 bedroom terraced property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, dining room, lounge, extended kitchen, 2 double bedrooms and a modern 4 piece white bathroom. Externally the property is garden fronted and has a private yard area to the rear with timber shed.

Long Entrance Hallway

Stairs off. Radiator.

Dining Room

11'0 x 11'1 (3.35m x 3.38m)

Radiator. Opening through to the lounge.

Lounge

12'10 x 12'2 (3.91m x 3.71m)

Living flame gas fire. Feature fireplace.

Extended Kitchen

14'4 x 8'1 (4.37m x 2.46m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Plumbed for washer. Combi gas central heating boiler.

Long First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

11'4 x 15'1 (3.45m x 4.60m)

Front aspect. Radiator.

Bedroom 2

13'2 x 9'11 (4.01m x 3.02m)

Rear aspect. Radiator.

Bathroom

Modern 4 piece white suite including independent shower cubicle & corner bath. Part ceramic wall tiled. Radiator.

External

Garden fronted and private yard area to the rear with timber shed.

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.