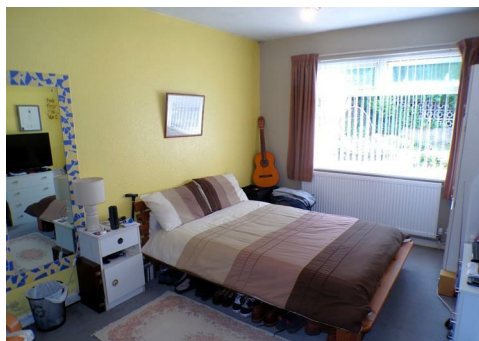




NPE

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For Sale

6 Welling Road, New Moston - EPC: D £289,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy performance certificate (EPC)

6 Welling Road MANCHESTER M40 3QS	Energy rating D	Valid until: 29 October 2035
		Certificate number: 7508-3956-5200-8655-1200

Property type	Detached bungalow
Total floor area	92 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

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

****CHAIN FREE****DECEPTIVELY SPACIOUS****GOOD SIZED PLOT****NOT OVERLOOKED TO THE FRONT****IDEAL FOR OLDER COUPLE OR FAMILY**** We offer for sale this spacious and well maintained 3 bedroom detached true bungalow, situated in a popular & convenient location, ideal for the older couple or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, modern fitted kitchen, 3 bedrooms and a 3 piece wet room. Externally the property has the benefit of a garden to the front, a long block paved driveway to the side leading to a detached garage and a garden to the rear.

Entrance Hallway

Loft access. Radiator.

Lounge

20'0 x 13'0 (6.10m x 3.96m)

2 radiators.

Kitchen

15'0 x 9'7 (4.57m x 2.92m)

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

Dining Room/Bedroom 3

12'0 x 9'9 (3.66m x 2.97m)

Front aspect. Radiator.

Wet Room

3 piece white shower suite. Ceramic wall tiled. Radiator.

Bedroom 1

14'2 x 9'10 (4.32m x 3.00m)

Rear aspect. Radiator.

Bedroom 2

9'1 x 13'0 (2.77m x 3.96m)

Rear aspect. Radiator.

External

Garden to the front, a long block paved driveway to the side leading to a detached garage and a garden to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.