



# NPE

Estate Agents Lettings  
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## For Sale

37 Morse Road, Newton Heath - EPC: D £169,950



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## Energy performance certificate (EPC)

37 Morse Road MANCHESTER M40 2SZ	Energy rating	Valid until:	27 April 2036
	<b>D</b>	Certificate number:	0360-2678-5640-2726-3175

Property type	Mid-terrace house
Total floor area	68 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 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		
55-68	D	63 D	75 C
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

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*EXTENDED TO REAR\*\*\*\*ORIGINALLY A 3 BED\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious & extended 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 hallway, lounge, dining room, fitted kitchen, 2 bedrooms and a 3 piece shower room. Externally the property has the benefit of gardens to the front & rear.

### Entrance Hallway

Stairs off.

### Lounge

15'2 x 11'2 (4.62m x 3.40m)

Bay window. Radiator.

### Dining Room

7'1 x 14'0 (2.16m x 4.27m)

Under stairs storage. Radiator.

### Kitchen

8'8 x 9'11 (2.64m x 3.02m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer.

### First Floor Landing

Loft access.

### Bedroom 1

11'1 (max) x 19'3 (max) (3.38m (max) x 5.87m (max))

Front aspect. Originally bedrooms 1 & 3. 2 radiators. 2 access doors.

### Bedroom 2

9'6 x 8'1 (2.90m x 2.46m)

Rear aspect. Radiator.

### Shower Room

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

### External

Gardens to the front & rear.

### 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.