



NPE

Estate Agents Lettings
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For Sale

18 Scotland Street, Newton Heath - EPC: D £119,950



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Energy performance certificate (EPC)

18 Scotland Street MANCHESTER M40 1LJ	Energy rating D	Valid until: 20 November 2035
		Certificate number: 9390-2429-3590-2825-4605

Property type Mid-terrace house

Total floor area 74 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		77 C
55-68	D	62 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

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****CHAIN FREE****NEEDS MODERNISATION****REALISTICALLY PRICED**** 2 RECEPTION ROOMS**** GARDEN TO REAR****NOT OVERLOOKED AT REAR****IDEAL FOR INVESTOR/BUILDER**** We offer for sale this deceptively spacious 2 bedroom terraced property, in need of modernisation, ideal for the investor/builder. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, fitted kitchen, 2 double bedrooms and a 3 piece wet room. Externally the property is pavement fronted and has a garden to the rear. Not overlooked at the rear.

Lounge

11'3 x 12'6 (3.43m x 3.81m)

Fitted gas fire. Radiator.

Dining Room

12'6 x 12'7 (3.81m x 3.84m)

Under stairs storage. Radiator.

Kitchen

7'8 x 7'0 (2.34m x 2.13m)

Fitted wall & base units. Stainless steel sink & drainer. Radiator.

First Floor Landing

Bedroom 1

11'5 x 12'7 (3.48m x 3.84m)

Front aspect. Radiator.

Bedroom 2

12'3 x 12'7 (3.73m x 3.84m)

Rear aspect. Radiator. Access to wet room.

Wet Room

3 piece white shower suite. Ceramic wall tiled. Radiator. Combi gas central heating boiler. Access from bedroom 2.

External

Pavement fronted and small garden to the rear. Not overlooked at the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 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.