









NPE

Estate Agents Lettings
Valuers Mortgages
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For Sale

67 Lynthorpe Road, - EPC: C £134,950







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Energy performance certificate (EPC)

67 Lynthorpe Road MANCHESTER M40 0JU	Energy rating **C**	Valid until:	22 September 2036
		Certificate number:	0390-2617-4610-2726-7621

Property type	Ground-floor flat
Total floor area	65 square metres

Rules on letting this property

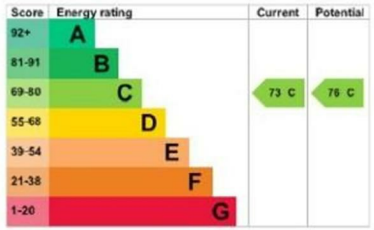
Properties can be let if they have an energy rating from A to E.

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 C. 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

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

****CHAIN FREE****GROUND FLOOR FLAT****IDEAL FOR FIRST TIME BUYERS, INVESTORS & THOSE LOOKING TO DOWNSIZE****RECENTLY RENOVATED****PRIVATE REAR GARDEN****DOUBLE DRIVEWAY****2 GOOD SIZED BEDROOMS****POPULAR & CONVENIENT LOCATION****We offer for sale this deceptively spacious 2 bedroom ground floor flat situated in a popular and convenient location of Moston, Manchester. The property is uPVC double glazed, combi gas centrally heated and briefly comprises: Entrance hallway, lounge, kitchen, bathroom & 2 double bedrooms. Externally, the property benefits from a double driveway to the front & has a private garden to the rear complete with lawn, patio and timber shed.

Entrance Hallway
Radiator.

Bedroom 1
14'2" x 10'4" (4.32m x 3.15m)
Front aspect. Radiator.

Lounge
11'5" x 11'10" (3.48m x 3.61m)
Radiator.

Kitchen
10'1" x 9'10" (3.07m x 3.00m)
Fitted wall and base units. Stainless steel sink and drainer. Combi gas central heating boiler. Radiator. Part wall tiled. Storage cupboard. Plumbed for washer.

Bedroom 2
14'3" x 8'7" (4.34m x 2.62m)
Rear aspect. Radiator.

Bathroom
6'11" x 5'3" (2.11m x 1.60m)
Modern 2 piece white suite with seperate shower cubicle. Heated towel rail. Ceramic wall tiled. Ceramic floor tiled.

External
The property benefits from a double driveway to the front and has a private garden to the rear complete with lawn, patio and timber shed.

Tenure & Council Tax
We have been advised that the property is Leasehold. 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.