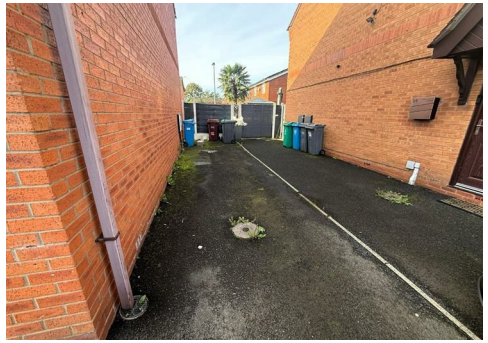

NPE

Estate Agents Lettings
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For Sale

16 Innis Avenue, - EPC: C £200,000

61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

rgy performance certificate (EPC)

Avenue ESTER R	Energy rating **C**	Valid until:	13 January 2030
		Certificate number:	8501-5546-5822-8897-9903

type	Semi-detached house
r area	57 square metres

on letting this property

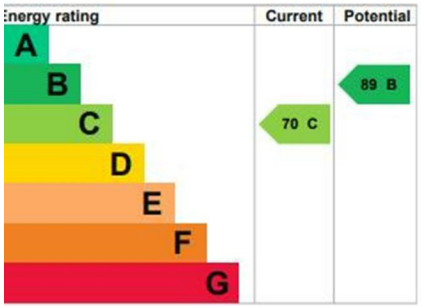
s can be let if they have an energy rating from A to E.

read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-r
minimum-energy-efficiency-standard-landlord-guidance).

y rating and score

perty's energy rating is C. It has the potential to

to improve this property's energy efficiency.



The graph shows this property's current and pote
energy rating.

**Properties get a rating from A (best) to G (wor
a score.** The better the rating and score, the lowe
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

****CHAIN FREE****IDEAL FOR FTB'S, INVESTORS & SMALL FAMILIES****2 GOOD SIZED BEDROOMS****2 CAR DRIVEWAY****POPULAR & CONVENIENT LOCATION****We offer for sale this spacious 2 bedroom semi-detached property located in the convenient location of Newton Heath, Manchester. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance vestibule, lounge, kitchen, 2 double bedrooms & a family bathroom. Externally, the property benefits from gardens to the front and rear and has a driveway to the side to accommodate 2 vehicles.

Entrance Vestibule

Lounge
11'7" x 20'7" (3.53m x 6.27m)
Stairs off. Radiator.

Kitchen
5'3" x 11'8" (1.60m x 3.56m)
Fitted wall and base units. Stainless steel sink and drainer. Combi gas central heating boiler. Radiator.

First Floor Landing
Loft access.

Bedroom 1
11'9" x 6'11" (3.58m x 2.11m)
Rear aspect. Radiator. Storage cupbaord.

Bedroom 2
11'7" x 6'11" (3.53m x 2.11m)
Front aspect. Radiator.

Bathroom
6'6" x 6'2" (1.98m x 1.88m)
3 piece white suite with shower to bath. Extractor. Radiator.

External
The property benefits from gardens to the front and rear and has a driveway to the side to accommodate 2 vehicles.

Tenure & Council Tax
We have been advised that the property is a Freehold. The Council Tax is in Band B 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.