



# NPE

Estate Agents Lettings  
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## For Sale

39 Stansfield Street, Newton Heath - EPC: C £240,000



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## Energy performance certificate (EPC)

39 Stansfield Street  
MANCHESTER  
M40 1NF

Energy rating  
**C**

Valid until: 23 April 2036

Certificate number: 0320-2154-0640-2626-7161

Property type: Mid-terrace house

Total floor area: 76 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 C. 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	70 C	76 C
55-68	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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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*LARGE GARDEN TO REAR\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED\*\*\*\* IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTORS\*\*\*\* We offer for sale this spacious and well maintained 3 bedroom mid town house, situated in a popular location, ideal for the first time buyer, family or investor. the property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted kitchen, uPVC conservatory, 3 bedrooms and a 3 piece white shower room. Externally the property is garden fronted and has a large garden to the rear with lawn, patio, greenhouse & timber shed.

### Entrance Hallway

Stairs off. Radiator.

### Lounge

12'8 x 11'1 (3.86m x 3.38m)

Fitted electric fire. Feature fireplace. Radiator.

### Kitchen

12'2 x 13'10 (3.71m x 4.22m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. French doors to rear.

### uPVC Conservatory

17'4 x 10'6 (max) (5.28m x 3.20m (max))

Ceramic floor tiled.

### First Floor Landing

Spindled balustrade. Loft access with drop down ladder. Loft half boarded for storage.

### Bedroom 1

12'6 x 9'9 (3.81m x 2.97m)

Front aspect. Radiator.

### Bedroom 2

12'5 x 12'10 (3.78m x 3.91m)

Rear aspect. 2 radiators.

### Bedroom 3

9'5 x 8'5 (2.87m x 2.57m)

Front aspect. Radiator.

### Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

### External

Garden to front. Large garden to the rear with lawn, patio, greenhouse & timber shed.

### 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.