



# NPE

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## For Sale

16 Regent Street, Newton Heath - EPC: C £159,950



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## Energy performance certificate (EPC)

16 Regent Street MANCHESTER M40 1PW	Energy rating <b>C</b>	Valid until: 19 January 2036
		Certificate number: 2304-3058-8209-7516-2204

Property type Mid-terrace house

Total floor area 75 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 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\*\*\*\*POPULAR NO THROUGH ROAD\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*EXTENDED TO REAR\*\*\*\* 2 RECEPTION ROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious, well maintained and extended 2 bedroom terraced property, situated in a popular no through road, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, separate dining room, extended kitchen, 2 bedrooms and a 3 piece white bathroom. Externally, the property is garden fronted and has a private yard area to the rear.

### Lounge

13'9 x 13'0 (4.19m x 3.96m)

Living flame gas fire. Feature fireplace. Radiator.

### Dining Room

11'11 x 10'0 (3.63m x 3.05m)

Radiator.

### Extended Kitchen

16'0 x 6'9 (4.88m x 2.06m)

Good range of fitted wall & base units. Integrated fridge, freezer & dishwasher. Plumbed for washer. Stainless steel sink, rinser & drainer. Ceramic floor tiled. Combi gas central heating boiler. Radiator.

### First Floor Landing

#### Bedroom 1

13'10 x 13'2 (4.22m x 4.01m)

Front aspect. Radiator.

#### Bedroom 2

12'0 x 5'4 (3.66m x 1.63m)

Rear aspect. Loft access. Radiator.

### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

### External

Garden fronted and private yard area to the 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.