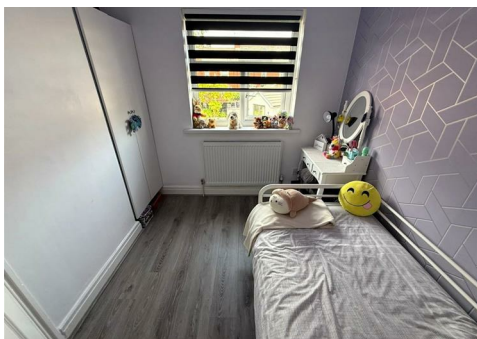




NPE

Estate Agents Lettings
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For Sale

29 Ruth Avenue, New Moston - EPC: C £249,950



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

Energy performance certificate (EPC)

29 Ruth Avenue MANCHESTER M40 3GN	Energy rating C	Valid until: 2 April 2033
		Certificate number: 0330-2347-7240-2607-6575

Property type	Semi-detached house
Total floor area	75 square metres

Rules on letting this property

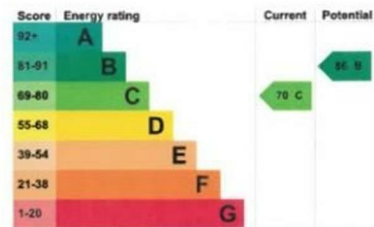
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B.

[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

****POPULAR LOCATION****DOUBLE EXTENSION****MODERN INTERIOR****WELL MAINTAINED THROUGHOUT****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****LARGE GARDEN TO THE REAR****DRIVEWAY****2 RECEPTION ROOMS****We are delighted to offer for sale this extended and spacious 3 bedroom semi detached property in the popular location of New Moston. The property is uPVC double glazed, combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, modern kitchen, 3 bedrooms and a 3 piece white suite bathroom. Externally, the property benefits from off road parking in the form of a driveway and a large exceptionally presented garden to the rear. Viewing is highly recommended.

Entrance Hallway

Stairs off. Radiator.

Lounge

9'10" x 15'5" (3.00m x 4.70m)

Radiator. Feature fireplace. Living flame gas fire.

Dining Room

14'1" x 7'1" (4.29m x 2.16m)

Radiator. Combi gas central heating boiler. Under stairs storage.

Kitchen

13'0" x 7'10" (3.96m x 2.39m)

Modern fitted wall and base units incorporating oven, induction hob and extractor. Part ceramic wall tiled. Ceramic floor tiled. Modern sink, rinser & drainer. Plumbed for washer. Radiator. Integrated fridge freezer. French doors to rear.

1st Floor Landing

Loft access.

Bedroom 1

14'2" x 12'3" (4.32m x 3.73m)

Front aspect. Radiator. Laminate flooring.

Bedroom 2

7'6" x 9'10" (2.29m x 3.00m)

Rear aspect. Radiator. Laminate flooring.

Bedroom 3

6'7" x 8'7" (2.01m x 2.62m)

Rear aspect. Radiator. Laminate flooring.

Bathroom

5'11" x 5'5" (1.80m x 1.65m)

3 piece white suite with shower to bath. Ceramic wall and floor tiled. Heated towel rail. Extractor fan. Spotlights.

External

The property has the benefit of a driveway to the front. To the rear there is a large exceptionally presented garden with lawn, patio, shed and summer house.

Tenure & Council Tax

We have been advised that the 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.

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or email you enquirers to sales@npestates.co.uk