



# NPE

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## For Sale

62 Rishworth Drive, New Moston - EPC: D £209,950



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## Energy performance certificate (EPC)

62 Rishworth Drive MANCHESTER M40 3PG	Energy rating <b>D</b>	Valid until: 4 June 2036
		Certificate number: 1036-4226-2600-0185-3202

Property type	Semi-detached bungalow
Total floor area	66 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 D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR CUL DE SAC LOCATION\*\*\*\*TRUE BUNGALOW WITH LOTS OF POTENTIAL \*\*\*\*IDEAL FOR OLDER COUPLE OR FAMILY\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* We offer for sale this spacious 3 bedroom semi detached true bungalow, situated in a popular cul de sac location, ideal for the older couple or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, fitted kitchen, 3 bedrooms and a 3 piece bathroom. Externally the property has the benefit of a garden to the front, a long driveway to the side leading to a detached garage and a garden to the rear with lawn & patio.

### Entrance Porch

### Lounge

14'5 x 12'3 (4.39m x 3.73m)  
2 radiators.

### Kitchen

8'6 x 9'10 (2.59m x 3.00m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

### Bedroom 3/Dining Room

9'7 x 9'11 (2.92m x 3.02m)  
Front aspect. Radiator.

### Inner Hallway

Loft access.

### Bathroom

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

### Bedroom 1

12'2 x 12'3 (3.71m x 3.73m)  
Rear aspect. Radiator.

### Bedroom 2

8'11 x 9'10 (2.72m x 3.00m)  
Rear aspect. Radiator.

### External

Garden to the front, a long driveway to the side leading to a detached garage and a garden to the rear with lawn & patio.

### Tenure & Council Tax

We have been advised that this property is Leasehold on 999 year lease with a fixed ground rent of approx. £7 per annum. The council tax is in Band C 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.