NPE

Estate Agents Lettings
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For Sale

30 Scotland Street, Newton heath - EPC: D £154,950

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Energy performance certificate (EPC)

30 Scotland Street MANCHESTER M40 1LJ	Energy rating **D**	Valid until:	26 August 2036
		Certificate number:	0236-5828-1600-0976-5222

Property type	Mid-terrace house
Total floor area	74 square metres

Rules on letting this property

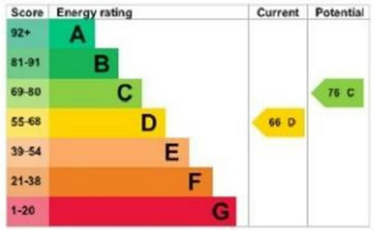
Properties can be let if they have an energy rating from A to E.

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 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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****DECEPTIVELY SPACIOUS****NOT OVERLOOKED TO THE FRONT OR REAR****2 RECEPTION ROOMS****NEEDS SOME MODERNISATION****LOTS OF POTENTIAL****IDEAL FOR FIRST TIME BUYERS & INVESTORS****We offer for sale this spacious 2 bed terraced property located in a popular area of Newton Heath, close to local amenities and a short distance into Manchester City Centre. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Vestibule entrance, lounge, dining room, kitchen, lean to, 1st floor landing, 2 good sized bedrooms & bathroom. Externally, the property is pavement fronted & benefits from a private yard to the rear complete with extra lawned garden plot.

Entrance Vestibule

Lounge
11'1x12'8 (3.38mx3.86m)
Radiator.

Dining Room
12'2x12'9 (3.71mx3.89m)
Under stairs storage. Radiator.

Kitchen
8x6'6 (2.44mx1.98m)
Fitted wall and base units . Stainless steel sink rinser & drainer. Combi gas central heating boiler. Radiator.

Lean To
8x5'4 (2.44mx1.63m)
Plumbed for washer.

1st Floor Landing
Radiator.

Bedroom 1
11x12'10 (3.35mx3.91m)
Radiator. Front aspect.

Bedroom 2
8'7x9'5 (2.62mx2.87m)
Rear aspect. Radiator.

Bathroom
3 piece white suite with shower to bath. Ceramic wall tiled. Radiator.

External
The property is pavement fronted & benefits from a private rear yard complete with additional lawned garden plot.

Tenure & Council Tax
We have been advised that this property is Leasehold on a 999 year lease. The Ground Rent is approx. £2 per annum. 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.