



NPE

Estate Agents Lettings
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For Sale

136 Victoria Avenue East, Blackley - EPC: B £350,000



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Energy performance certificate (EPC)

136 Victoria Avenue East
MANCHESTER
M9 6HF

Energy rating
B

Valid until: 18 February 2036

Certificate number: 9882-3059-6202-3376-2200

Property type: Detached house

Total floor area: 117 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 B. It has the potential to be B.

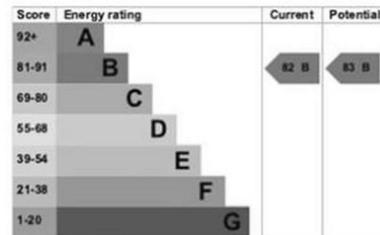
See [how to improve this property's energy efficiency](#).

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



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****CHAIN FREE****POPULAR & CONVENIENT LOCATION**** 3 RECEPTION ROOMS, 3 GOOD SIZED BEDROOMS, 2 BATHS**** CONVERTED GARAGE WITH ATTIC ROOM****IDEAL FOR FAMILY**** We offer for sale this deceptively spacious 3 bedroom detached property, situated in a popular & convenient location, ideal for the family. The property is double glazed, gas centrally heated, has solar panels and briefly comprises: Entrance hallway, spacious lounge, dining room, fitted kitchen, utility room, downstairs WC, sitting room/garage conversion with attic room above, 3 good sized bedrooms, en suite shower room and 3 piece family bathroom. Externally the property has the benefit of a garden & driveway to the front and a good sized garden to the rear with lawn, block paved patio & timber shed.

Entrance Hallway

Stairs off. Radiator.

Lounge

17'5 x 10'2 (5.31m x 3.10m)

Bay window. Radiator. Feature fireplace. Double doors to dining room.

Dining Room

10'1 x 9'1 (3.07m x 2.77m)

Radiator. French doors to rear.

Kitchen

10'1 x 10'8 (3.07m x 3.25m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

Utility Room

4'9 x 5'3 (1.45m x 1.60m)

Plumbed for washer. Gas central heating boiler.

Downstairs WC

Wash basin. Ceramic floor tiled. Radiator.

2nd Sitting Room/Converted Garage

17'9 x 8'2 (5.41m x 2.49m)

Drop down ladder to attic room.

Attic Room

14'2 x 7'11 (4.32m x 2.41m)

Above garage conversion. Drop down ladder to sitting room. Velux window.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

11'4 x 13'0 (3.45m x 3.96m)

Rear aspect. Fitted wardrobes. Radiator.

En Suite

3 piece shower suite. Part ceramic wall tiled. Radiator.

Bedroom 2

11'5 x 9'7 (3.48m x 2.92m)

Front aspect. Radiator.

Bedroom 3

10'2 x 12'5 (3.10m x 3.78m)

Rear aspect. Fitted wardrobes. Radiator.

Family Bathroom

3 piece suite. Part ceramic wall tiled. Radiator.

External

Garden & driveway to the front and a good sized garden to the rear with lawn, block paved patio & timber shed.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.