



NPE

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For Sale

211 Culcheth Lane, - EPC: C £214,950



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Energy performance certificate (EPC)

211 Culcheth Lane MANCHESTER M40 1WB	Energy rating C	Valid until: 10 February 2036
		Certificate number: 5236-0922-0500-0959-8296

Property type	Mid-terrace house
Total floor area	77 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

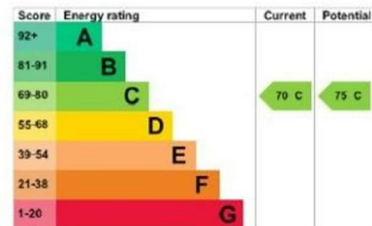
[See how to improve this property's energy efficiency.](#)

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****IDEAL FOR FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES****POPULAR AND CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****DETACHED GARAGE****WELL MAINTAINED THROUGHOUT****CLOSE TO CLAYTON VALE COUNTRY PARK****We offer for sale this 3 bed extended townhouse, situated in a popular and convenient location perfect for first time buyers, investors or young families. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, lounge, kitchen diner, conservatory, 3 bedrooms and 3 piece white shower suite bathroom. Externally, the property benefits from gardens to the front and rear and a detached garage. Lift to the front can be removed.

Porch

Lounge

15'2" x 12'10" (4.62m x 3.91m)

Stairs off. Radiator. Feature fireplace with gas fire.

Kitchen Diner

15'1" x 10'1" (4.60m x 3.07m)

Fitted wall and base units incorporating oven, extractor fan, gas range and stainless steel sink with drainer. Plumbed for washer. Ceramic floor tiled. Sliding door into conservatory.

Conservatory

13'2" x 9'8" (4.01m x 2.95m)

Fitted gas radiator. Patio doors to rear.

1st Floor Landing

Loft access.

Bedroom 1

8'6" x 13'1" (2.59m x 3.99m)

Radiator. Fitted wardrobes. Front aspect.

Bedroom 2

8'7" x 8'6" (2.62m x 2.59m)

Rear aspect. Fitted wardrobes. Radiator. Storage cupboard.

Bedroom 3

6'5" x 9'6" (1.96m x 2.90m)

Front aspect. Fitted wardrobes. Radiator.

Bathroom

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

External

Gardens to the front and rear. Detached garage accessible through the rear garden by foot or communal gates by car.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of £12 per annum. The Council Tax is in Band B 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.