

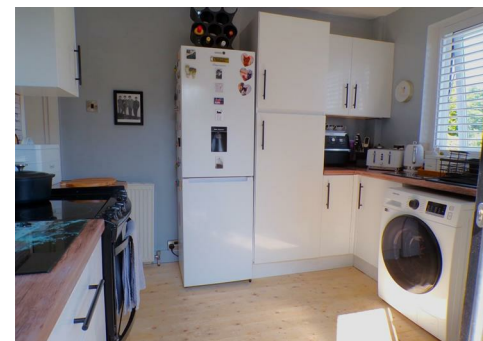


NPE

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For Sale

23 Rishworth Drive, New Moston - EPC: D £260,000



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Energy performance certificate (EPC)			
23 Rushworth Drive MANCHESTER M40 3PR	Energy rating D	Valid until:	10 June 2033
		Certificate number:	0713-0070-3276-5907-4200

Property type	Semi-detached bungalow
Total floor area	90 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.

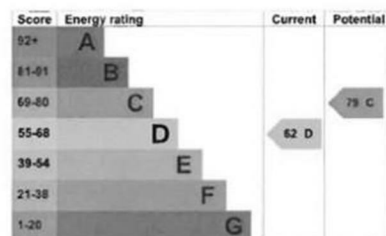
[See how to improve this property's energy efficiency.](#)

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



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****MODERNISED TO A HIGH STANDARD****LARGE ATTIC ROOM****GOOD SIZED PLOT****NOT OVERLOOKED AT REAR****IDEAL FOR FAMILY OR OLDER COUPLE****VIEWING RECOMMENDED****
We offer for sale this fully modernised, 2 bedroom semi detached bungalow, situated in a very popular location, ideal for the family or older couple. The property is uPVC double glazed, combi gas centrally heated, has plantation shutters and briefly comprises: Entrance into kitchen, modern fitted kitchen, inner hallway, spacious lounge, 3 piece bathroom, 2 bedrooms and a large attic room. Externally, the property has the benefit of a good sized plot with a large flagged driveway to the front & side and a good sized garden to the rear with artificial lawn, patio & shed. Not overlooked at the rear.

Entrance Into Kitchen

Kitchen

10'2 x 9'6 (3.10m x 2.90m)

Modern fitted wall & base units. Single sink, rinser & drainer. Plumbed for washer. Combi gas central heating boiler. Radiator.

Inner Hallway

Stairs off leading to attic room.

Lounge

14'10 x 12'0 (4.52m x 3.66m)

Inset modern living flame gas fire. Modern vertical radiator.

Bathroom

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

Bedroom 1

10'10 x 11'2 (3.30m x 3.40m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 2

11'4 x 10'6 (3.45m x 3.20m)

Rear aspect. Modern vertical radiator. French doors to rear.

Attic Room

19'6 (max) x 16'8 (5.94m (max) x 5.08m)

2 Velux windows. Radiator. Fixed stairs from hallway.

External

Good sized plot with a large flagged driveway to the front & side and a good sized garden to the rear with artificial lawn, patio & shed. Not overlooked at the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.