NPE

Estate Agents Lettings
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For Sale

71 Hinde Street, Moston - EPC: C £159,950

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Energy performance certificate (EPC)

71, Hinde Street MANCHESTER M40 9LH	Energy rating **C**	Valid until:	26 February 2028
		Certificate number:	8505-1439-6829-1126-0283

Property type	Mid-terrace house
Total floor area	68 square metres

Rules on letting this property

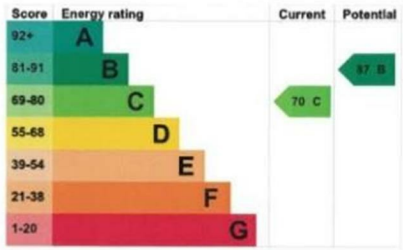
Properties can be let if they have an energy rating from A to E.

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 C. 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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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & SMALL FAMILIES****EXTENDED TO THE REAR****POPULAR LOCATION****ON STREET PARKING****DECEPTIVELY SPACIOUS****WELL MAINTAINED THROUGHOUT****We offer for sale this spacious and well maintained 2 bedroom terraced property situated in the popular area of Moston, Manchester. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance porch, lounge, dining room, kitchen, 2 bedrooms and a 3 piece shower suite bathroom. Externally, the property benefits from being garden fronted & has a small yard to the rear.

Entrance Porch

Lounge
12'1" x 13'1" (3.68m x 3.99m)
Radiator. Opening into dining room.

Dining Room
12'1" x 12'8" (3.68m x 3.86m)
Stairs off. Radiator. Opening into kitchen.

Kitchen
9'0" x 8'0" (2.74m x 2.44m)
Fitted wall and base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Plumbed for washer. Skylight.

1st Floor Landing

Bedroom 1
11'5" x 12'5" (3.48m x 3.78m)
Front aspect. Radiator. Combi gas central heating boiler.

Bedroom 2
6'0" x 12'9" (1.83m x 3.89m)
Rear aspect. Radiator.

Bathroom
Loft access. 3 piece shower suite. Part wall tiled. Heated towel rail. Extractor fan.

External
The property benefits from being garden fronted & has a private yard to the rear.

Tenure & Council Tax
We have been advised that the property is Freehold. 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.