



NPE

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For Sale

23 Ellesmere Street, Failsworth - EPC: C £169,950



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Energy performance certificate (EPC)

23 Effsworth Street
Fallowfield
MANCHESTER
M35 9AD

Energy rating

C

Valid until: 16 March 2036

Certificate number: 2336-2127-1600-0806-0292

Property type: Mid-terrace house

Total floor area: 82 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 C. It has the potential to be C.

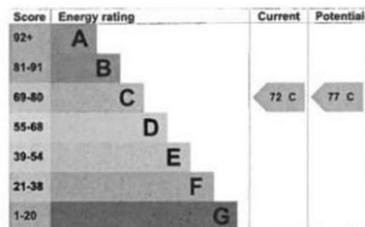
[See how to improve this property's energy efficiency.](#)

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****POPULAR & CONVENIENT LOCATION****EXTENDED TO REAR**** 2 RECEPTION ROOMS**** 2 BATHS****COMMUNAL COMMUNITY AREA TO REAR**** We offer for sale this deceptively spacious, extended 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, dining room, lounge, modern fitted kitchen, downstairs wet room, 2 good sized bedrooms and a 3 piece shower room. Externally the property is garden fronted and has a private yard at the rear plus a communal community area at the rear.

Long Entrance Hallway

Stairs off. Radiator.

Dining Room

11'4 x 10'8 (3.45m x 3.25m)

2 radiators.

Lounge

12'3 x 14'1 (3.73m x 4.29m)

Radiator. Under stairs storage.

Kitchen

8'9 x 6'11 (2.67m x 2.11m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Combi gas central heating boiler.

Downstairs Wet Room

7'4 x 6'4 (2.24m x 1.93m)

Modern 3 piece shower suite. Ceramic wall & floor tiled. Heated towel rail.

First Floor Landing

Bedroom 1

11'6 x 14'1 (3.51m x 4.29m)

Front aspect. Radiator.

Bedroom 2

12'5 x 9'1 (3.78m x 2.77m)

Rear aspect. Radiator.

Shower Room

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

External

Garden fronted and has a private yard at the rear plus a communal community area at the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum. The council tax is in Band A with Oldham 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.