

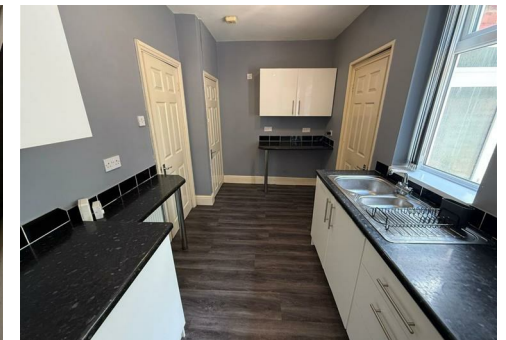


NPE

Estate Agents Lettings
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For Sale

18 Valentine Street, Failsworth - EPC: C £179,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

18 Valentine Street Failsworth MANCHESTER M35 0EW	Energy rating C	Valid until: 19 May 2036
		Certificate number: 2009-3062-2205-6576-6200

Property type: End-terrace house
Total floor area: 66 square metres

Rules on letting this property

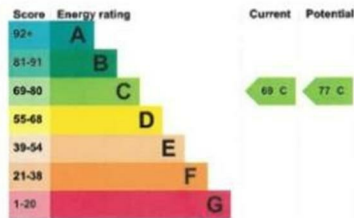
Properties can be let if they have an energy rating from A to E.

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

****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & SMALL FAMILIES****2 GOOD SIZED BEDROOMS****UTILITY ROOM****GARDENS TO THE FRONT & REAR****ON STREET PARKING**** Nestled on Valentine Street in the charming area of Failsworth, this delightful townhouse presents an excellent opportunity for first time buyers, investors, or small families seeking a comfortable and convenient home. The property briefly comprises: Entrance hallway, lounge, kitchen diner, utility room, 3 piece white suite bathroom and 2 good sized bedrooms. The property is combi gas centrally heated and is double glazed throughout. Externally, the property benefits from gardens to the front and rear. This townhouse combines comfort and functionality in a desirable location, making it a fantastic choice for those looking to settle in a welcoming community. Don't miss the chance to make this charming property your new home.

Entrance Hallway

Stairs off.

Lounge

14'11" x 12'0" (4.55m x 3.66m)

Radiator. Laminate flooring.

Kitchen Diner

15'2" x 7'3" (4.62m x 2.21m)

Fitted wall and base units incorporating oven, hob and extractor. Stainless steel sink rinser and drainer. Combi gas central heating boiler. Part ceramic wall tiled. Breakfast bar. Under stairs storage. Radiator.

Utility Room

5'11" x 5'11" (1.80m x 1.80m)

Plumbed for washer.

1st Floor Landing

Loft access.

Bedroom 1

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

Front aspect. 2x radiators.

Bedroom 2

8'9" x 10'3" (2.67m x 3.12m)

Rear aspect. Radiator.

Bathroom

6'9" x 6'1" (2.06m x 1.85m)

3 piece white suite with shower to bath. Part ceramic wall tiled. Extractor fan. Radiator.

External

The property benefits from being garden fronted and has a good sized garden to the rear.

Tenure & Council Tax

We have been advised that the property is Leasehold on a 999 year lease for which 929 years are remaining. The ground rent is approx. £5 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.