









NPE

Estate Agents Lettings
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For Sale

76 Teasdale Close, Chadderton - EPC: E £210,000







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

Energy performance certificate (EPC)

76 Teasdale Close Chadderton OLDHAM OL9 8AS	Energy rating **E**	Valid until:	15 September 2031
		Certificate number:	5645-5029-1022-2091-0706

Property type	Semi-detached house
Total floor area	73 square metres

Rules on letting this property

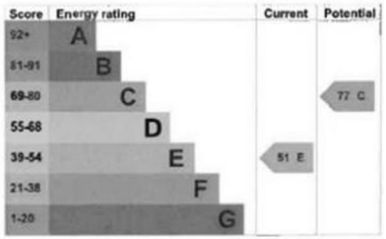
Properties can be let if they have an energy rating from A to E.

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 E. 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****NEWLY RENOVATED TO A VERY HIGH STANDARD THROUGHOUT****BRAND NEW BOILER WITH 10 YEAR WARRANTY****POPULAR & CONVENIENT LOCATION****LARGE DORMER EXTENSION**** 2 RECEPTION ROOMS**** 2 BATHS**** IDEAL FOR OLDER COUPLE OR YOUNG FAMILY**** We offer for sale this immaculate & newly renovated spacious and modern 2 bedroom semi detached dormer bungalow, situated in a popular & convenient location, ideal for the older couple or young family. The property is uPVC double glazed & has a brand new central heating boiler with 10 year warranty. The property briefly comprises: Entrance hallway, lounge, modern fitted kitchen, modern 3 piece white bathroom, dining room, and main bedroom to the ground floor, and a large dormer bedroom and en suite to the first floor. Externally, the property has the benefit of a double patterned concrete driveway to the front and a garden to the rear with lawn & patio. Early viewing is highly recommended.

Entrance Hallway
Radiator.

Lounge
15'3 x 11'9 (4.65m x 3.58m)
Living flame gas fire. Feature fireplace. Radiator.

Kitchen
8'2 x 9'6 (2.49m x 2.90m)
Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Radiator. Spotlights. Plumbed for washer. Brand new central heating boiler 10 year warranty.

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

Bedroom 1
13'10 x 9'1 (to wardrobes) (4.22m x 2.77m (to wardrobes))
Rear aspect. Radiator.

Dining Room
10'5 x 10'5 (3.18m x 3.18m)
Open plan stairs off. Radiator.

Bedroom 2
18'11 x 7'3 (5.77m x 2.21m)
Dormer front and rear. Built in wardrobes. 2 radiators.

En Suite
Modern 3 piece white shower suite. Ceramic wall & floor tiled.

External
Double patterned concrete driveway to the front. Garden to the rear with lawn & patio.

Tenure & Council Tax
We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £10 per annum. The council tax is in Band B 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.