



NPE

For Sale

60 Montgomery Street, Hollinwood - EPC: C £229,950



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Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 60 Montgomery Street OLDHAM OL8 3QA | Energy rating C | Valid until: 2 October 2035 |
| | | Certificate number: 1590-0272-0922-6501-3053 |

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|------------------|------------------------|
| Property type | Semi-detached bungalow |
| Total floor area | 60 square metres |

Rules on letting this property

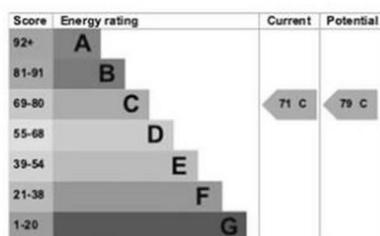
Properties can be let if they have an energy rating from A to E.

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****POPULAR LOCATION****SPACIOUS & WELL MAINTAINED****NOT OVERLOOKED AT THE REAR****IDEAL FOR OLDER COUPLE OR YOUNG FAMILY****
We offer for sale this spacious and well maintained 2 bedroom semi detached true bungalow, situated in a popular location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Fitted kitchen, inner hallway, spacious lounge, 3 piece wet room/shower room, and 2 good sized bedrooms. Externally, the property has the benefit of a garden to the front, a driveway to the side leading to a detached garage with an electric door and a garden to the rear. Not overlooked at the rear.

Entrance Into Kitchen

Kitchen

9'11 x 9'5 (3.02m x 2.87m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Integrated microwave. Plumbed for washer. Part ceramic wall tiled. Radiator.

Inner Hallway

Loft access with drop down ladder. Loft part boarded for storage.

Lounge

15'0 x 11'11 (4.57m x 3.63m)

Radiator.

Shower Room/Wet Room

Modern 3 piece shower suite. Heated towel rail.

Bedroom 1

13'11 x 10'10 (4.24m x 3.30m)

Rear aspect. Radiator.

Bedroom 2

10'6 x 10'7 (3.20m x 3.23m)

Rear aspect. Radiator.

External

Garden to the front, a driveway to the side leading to a detached garage with an electric door and a garden to the rear. Not overlooked at the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.