



NPE

Estate Agents Lettings
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For Sale

29 Farm Street, Failsworth - EPC: D £234,950



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Energy performance certificate (EPC)

29 Farm Street Fallowfield MANCHESTER M35 0JS	Energy rating D	Valid until: 11 April 2034
		Certificate number: 0350-2522-2340-2994-2641

Property type	Semi-detached house
Total floor area	65 square metres

Rules on letting this property

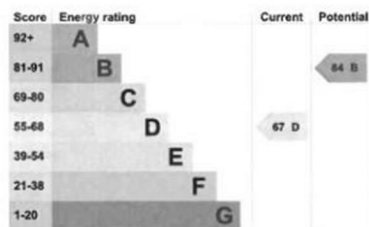
Properties can be let if they have an energy rating from A to E.

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 D. 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

****POPULAR & CONVENIENT LOCATION****2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES****MODERNISED INTERIOR****EXTENDED****SITUATED ON A GOOD SIZED PLOT****DETACHED DRIVEWAY & GARAGE****We offer for sale this modernised and extended 2 bedroom semi detached property situated in a popular and convenient location perfect for the first time buyer, investor or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, kitchen, utility room, 2 good sized bedrooms and shower room. Externally, the property benefits from being situated on a good sized plot, has gardens to the front and rear and has off road parking in the form of a detached garage and driveway.

Entrance Hallway

Radiator. Stairs off.

Lounge

16'11" x 10'11" (5.16m x 3.33m)

Living flame gas fire. Radiator.

uPVC Conservatory

8'11" x 12'2" (2.72m x 3.71m)

Radiator.

Kitchen

7'8" x 13'10" (2.34m x 4.22m)

Modern fitted wall and base units incorporating oven, hob, extractor, integrated fridge freezer & stainless steel sink, rinser and drainer.

Utility Room

5'10" x 4'5" (1.78m x 1.35m)

Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Loft access with ladder. Loft is boarded for storage.

Bedroom 1

10'7" x 12'7" (3.23m x 3.84m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

12'2" x 8'0" (3.71m x 2.44m)

Rear aspect. Radiator.

Shower Room

Modern 3 piece shower suite. Radiator. Spotlights.

External

Externally the property benefits from being situated on a good sized garden plot & has a concrete driveway as well as a detached garage with electric and lighting. Gardens to the front side & rear with outdoor sockets.

Tenure & Council Tax

We have been advised that the property is Leasehold with a term of 999 years with 908 years currently remaining. There is an annual fixed ground rent of £3.50. 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.