



# NPE

Estate Agents Lettings  
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## For Sale

34 Castle Street, Middleton - EPC: D £140,000



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## Energy performance certificate (EPC)

34 Castle Street Middleton MANCHESTER M24 2AS	Energy rating <b>D</b>	Valid until 9 June 2036
		Certificate number 2636-6326-5600-0551-3206

Property type	End-terrace house
Total floor area	70 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 C.

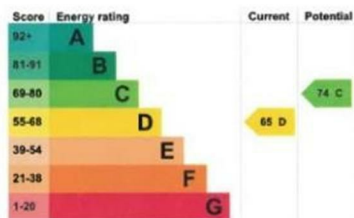
[See how to improve this property's energy efficiency.](#)

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](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*IDEAL FOR FIRST TIME BUYERS, INVESTORS & SMALL FAMILIES\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*ON STREET PARKING\*\*\*\*2 GOOD SIZED BEDROOMS\*\*\*\*We offer for sale this deceptively spacious 2 bed terraced property situated on a quiet residential street. The property is double glazed, has central heating and briefly comprises: Entrance vestibule, lounge, kitchen diner, 1st floor landing, 2 bedrooms and a family bathroom. Externally, the property benefits from a private rear garden. On street parking is available.

### Entrance Vestibule

#### Lounge

13'8" x 11'2" (4.17m x 3.40m)

Living flame gas fire. Radiator.

#### Kitchen Diner

13'9" x 12'8" (4.19m x 3.86m)

Fitted wall and base units. Plumbed for washer. Stainless steel single sink and drainer. Combi gas central heating boiler. Under stairs storage.

### 1st Floor Landing

#### Bedroom 1

13'8" x 11'2" (4.17m x 3.40m)

Front aspect. Radiator.

#### Bedroom 2

15'8" x 6'6" (4.78m x 1.98m)

Rear aspect. Radiator.

#### Bathroom

10'6" x 6'11" (3.20m x 2.11m)

3 piece white suite with shower to bath. Radiator. Loft access. Part ceramic wall tiled.

### External

The property is pavement fronted & has a private garden to the rear.

### Tenure & Council Tax

We have been advised that the property is Freehold. The Council Tax is in Band A with Rochdale 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.