



# NPE

## For Sale

15 Bradshaw Avenue, Failsworth - EPC: D £259,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

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## Energy performance certificate (EPC)

15, Bradshaw Avenue Falloworth MANCHESTER M35 0JY	Energy rating <b>D</b>	Valid until: 14 March 2030
	Certificate number: 9448-3096-6267-5680-8250	

Property type	Detached house
Total floor area	71 square metres

### Rules on letting this property

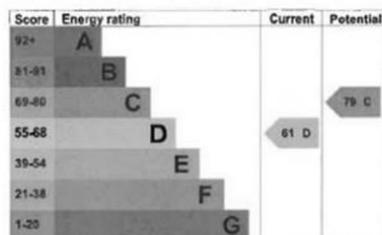
Properties can be let if they have an energy rating from A to E.

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 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

\*\*\*\*MODERN & DECEPTIVELY SPACIOUS HOME\*\*\*\*POPULAR LOCATION\*\*\*\*LOTS OF POTENTIAL\*\*\*\* IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious and modernised 3 bedroom detached property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, downstairs WC, spacious lounge, modern fitted kitchen, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & timber shed.

### Entrance Hallway

Stairs off. Radiator.

### Downstairs WC

### Lounge

13'1 x 16'0 (3.99m x 4.88m)

Living flame gas fire. Feature fireplace. Bay window. Radiator.

### Kitchen

8'6 x 12'11 (2.59m x 3.94m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Fitted breakfast bar. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Under stairs storage. Radiator.

### First Floor Landing

Loft access.

### Bedroom 1

11'5 x 9'8 (3.48m x 2.95m)

Front aspect. Fitted wardrobes. Radiator.

### Bedroom 2

8'9 x 8'5 (2.67m x 2.57m)

Rear aspect. Built in wardrobes. Radiator.

### Bedroom 3

8'0 x 6'1 (2.44m x 1.85m)

Front aspect. Radiator.

### Bathroom

Modern 3 piece white suite. Heated towel rail.

### External

Garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & timber shed.

### Tenure & Council Tax

We have been advised that this property is Freehold with a chief rent of approx. £7 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.