



# NPE

Estate Agents Lettings  
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## For Sale

140 Ashton Road West, Failsworth - EPC: D £210,000



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## Energy performance certificate (EPC)

140 Ashton Road West  
Fallsworth  
MANCHESTER  
M35 0FB

Energy rating  
**D**

Valid until: 4 February 2036

Certificate number: 0146-3058-0202-5886-7204

Property type Semi-detached 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.

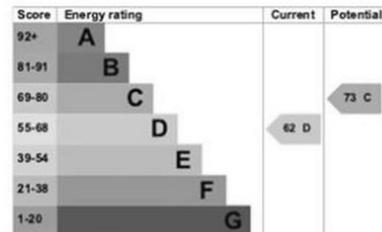
See [how to improve this property's energy efficiency](#).

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)

\*\*\*\*INVESTORS ONLY\*\*\*\*SOLD WITH SITTING TENANT\*\*\*\*EXTENDED TO REAR\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* We offer for sale this deceptively spacious and extended 2 bedroom semi detached property, situated in a popular & convenient location, ideal for the investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, fitted kitchen, 2 good sized bedrooms and a 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 side & rear.

### Porch

### Entrance Hallway

Stairs off. Radiator.

### Lounge

11'3 x 12'4 (3.43m x 3.76m)

Living flame gas fire. Feature fireplace. Radiator.

### Dining Room

8'7 x 18'10 (2.62m x 5.74m)

Fitted electric fire. Feature fireplace. Under stairs storage. Radiator.

### Kitchen

6'5 x 14'5 (1.96m x 4.39m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wll tiled. Ceramic floor tiled. Plumbed for washer. Radiator.

### First Floor Landing

Spindled balustrade. Loft access. Radiator.

### Bedroom 1

11'4 x 10'6 (3.45m x 3.20m)

Front aspect. Fitted wardrobes. Radiator.

### Bedroom 2

11'8 x 9'0 (3.56m x 2.74m)

Rear aspect. Radiator.

### Bathroom

3 piece white suite with electric shower to bath. Ceramic wall & floor tiled. Heated towel rail. Combi gas central heating boiler.

### External

Garden to the front, a block paved driveway to the side and a garden to the side & 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.