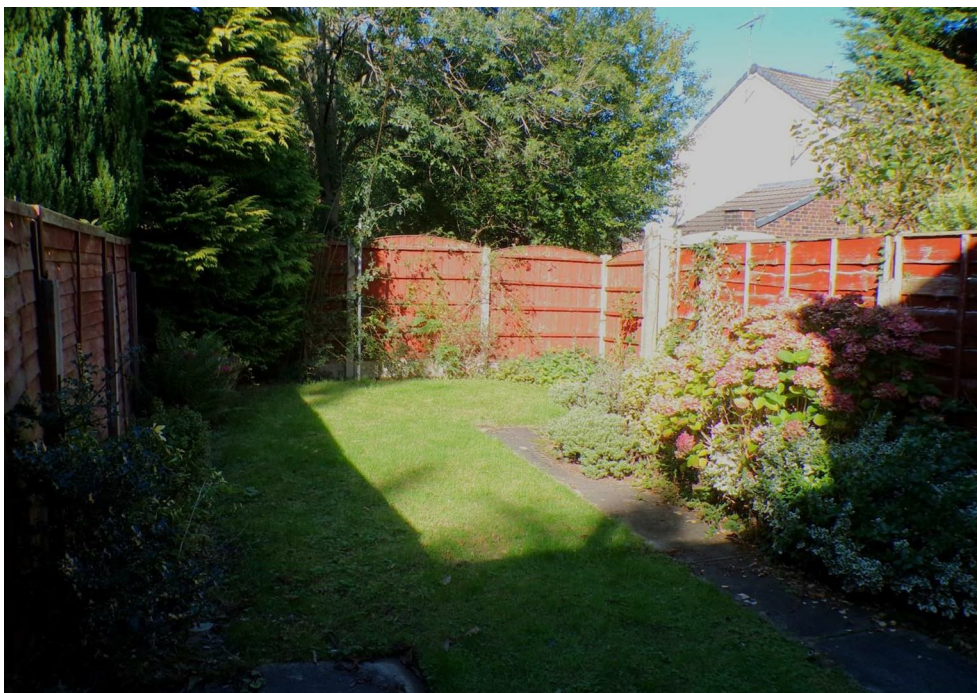




NPE

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For Sale

6 Burnley Street, Failsworth - EPC: C £205,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

6 Burnley Street Falsworth MANCHESTER M35 9DJ	Energy rating C	Valid until: 24 September 2035
		Certificate number: 0350-2025-0510-2025-0561

Property type	Mid-terrace house
Total floor area	63 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****NOT OVERLOOKED AT THE REAR****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR****
We offer for sale this modern & deceptively spacious 2 bedroom town house, situated in a popular & convenient location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, modern fitted kitchen, 2 bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a garden and driveway to the front and a garden to the rear with lawn & patio. Not overlooked at the rear.

Entrance Porch

Lounge

16'2 x 13'10 (4.93m x 4.22m)

Fitted electric fire. Feature fireplace. Open plan stairs off. Radiator.

Kitchen

7'2 x 11'3 (2.18m x 3.43m)

Modern fitted wall & base units incorporating double oven, hob & extractor. Single sink & drainer. Integrated fridge, freezer & washer. Storage cupboard with combi gas central heating boiler. Heated towel rail.

First Floor Landing

Spindled balustrade.

Bedroom 1

10'5 x 11'8 (3.18m x 3.56m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'7 x 7'5 (3.23m x 2.26m)

Rear aspect. Loft access. Radiator.

Shower Room

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

External

Garden and driveway to the front and a garden to the rear with lawn & patio. 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.