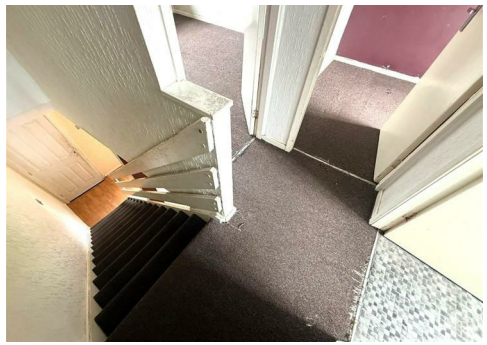

NPE

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For Sale

43 Stamford Square, Ashton Under Lyne - EPC: C £154,950

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

Energy performance certificate (EPC)

43 Stamford Square ASHTON-UNDER-LYNE OL6 6SH	Energy rating **C**	Valid until:	2 September 2036
		Certificate number:	0427-3066-4201-6776-0200

Property type	Mid-terrace house
Total floor area	58 square metres

Rules on letting this property

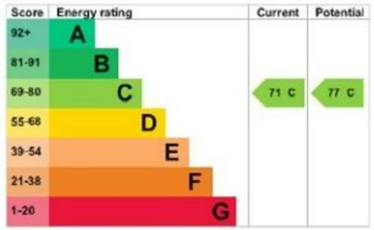
Properties can be let if they have an energy rating from A to E.

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.



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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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****2 GOOD SIZED BEDROOMS****PRIVATE GARDEN TO THE REAR****REQUIRES MODERNISATION****LOCATED IN A POPULAR AREA****We offer for sale this spacious 2 bed townhouse situated in the popular area of Ashton-Under-Lyne. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance porch, lounge, kitchen diner, 2 good sized bedrooms & a family bathroom. Externally, the property benefits from being garden fronted & has a private garden to the rear.

Entrance Porch

Lounge
13'2" x 14'5" (4.01m x 4.39m)
Stairs off. Radiator.

Kitchen Diner
8'3" x 13'2" (2.51m x 4.01m)
Radiator. Fitted wall and base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part wall tiled. Combi gas central heating boiler.

1st Floor Landing
Loft access.

Bedroom 1
11'2" x 13'1" (3.40m x 3.99m)
Front aspect. Radiator.

Bedroom 2
11'6" x 6'11" (3.51m x 2.11m)
Rear aspect. Radiator.

Bathroom
7'6" x 4'10" (2.29m x 1.47m)
3 piece white suite with electric shower to bath. Part wall tiled. Radiator.

External
The property benefits from being garden fronted with a private garden to the rear.

Tenure & Council Tax
We have been advised that the property is a Freehold. The Council Tax is in Band A with Tameside 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.