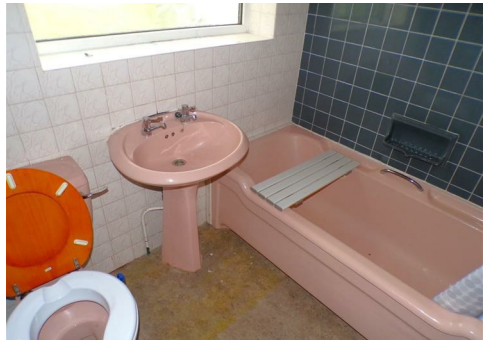

NPE

Estate Agents Lettings
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For Sale

35 Ashes Lane, Springhead - EPC: E £199,950

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

Energy performance certificate (EPC)

35 Ashes Lane Springhead OLDHAM OL4 4PF	Energy rating **E**	Valid until:	2 September 2035
		Certificate number:	1235-3221-9500-0822-4202

Property type	Semi-detached bungalow
Total floor area	70 square metres

Rules on letting this property

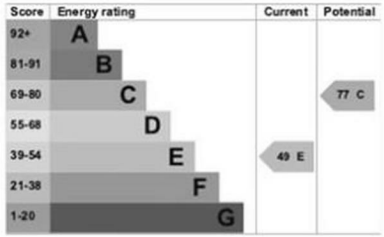
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. 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****VERY POPULAR LOCATION****EXTENDED TO REAR****LOTS OF POTENTIAL**** NEEDS MODERNISATION****REALISTICALLY PRICED**** We offer for sale this spacious and extended 2 bedroom semi detached bungalow, situated in a very popular location, ideal for the older couple, young family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, lounge, 3 piece bathroom, 2 bedrooms, dining room and kitchen. Externally the property has the benefit of gardens to the front, side and rear and a detached garage at the rear.

Entrance Hallway
Radiator. Loft access.

Lounge
16'0 x 10'10 (4.88m x 3.30m)
Radiator.

Bedroom 1
12'5 x 11'0 (3.78m x 3.35m)
Rear aspect. Radiator.

Bedroom 2
7'5 x 8'10 (2.26m x 2.69m)
Front aspect. Radiator.

Bathroom
3 piece suite with shower to bath. Ceramic wall tiled. Radiator.

Dining Room
8'11 x 13'5 (2.72m x 4.09m)
Radiator. Opening through to kitchen.

Kitchen
9'8 x 14'0 (2.95m x 4.27m)
Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

External
Gardens to the front, side & rear. Detached garage at the rear.

Tenure & Council Tax
We have been advised that this property is Freehold. The council tax is in Band C 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.