



NPE

For Sale

215 Ashton Road East, Failsworth - EPC: C £189,950



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Energy performance certificate (EPC)



Property type
Mid-terrace house

Total floor area
70 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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

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****CHAIN FREE****2 RECEPTION ROOMS****GOOD CONDITION THROUGHOUT****2 GOOD SIZED BEDROOMS****POPULAR AND CONVENIENT LOCATION****EXTENDED TO REAR****IDEAL FOR FIRST TIME BUYERS, INVESTORS OR YOUNG FAMILIES****POTENTIAL FOR OFF ROAD PARKING****We offer for sale this extended 2 bedroom townhouse, situated in a popular and convenient location, ideal for the first time buyer, investor or young family. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance porch, lounge, 2nd reception room, kitchen, 2 good sized bedrooms and a 3 piece white suite bathroom with shower to bath. Externally, the property benefits from a garden to the front and a private garden to the rear with the potential for off road parking.

Entrance Porch

Lounge

11'6" x 13'10" (3.51m x 4.22m)
Radiator.

Dining Room

10'0" x 13'10" (3.05m x 4.22m)
Stairs off. Radiator. Under stairs storage.

Kitchen

8'0" x 7'3" (2.44m x 2.21m)
Fitted wall and base units incorporating oven, hob, sink, rinser & drainer and integrated fridge freezer. Combi gas central heating boiler. Part ceramic wall tiled.

1st Floor Landing

Bedroom 1

13'10" x 12'11" (4.22m x 3.94m)
Front aspect. Radiator.

Bedroom 2

11'6" x 8'7" (3.51m x 2.62m)
Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Heated towel rail. Extractor fan.

External

Garden to front with private garden to the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx £12 per annum. The Council Tax is in Band A 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.