



NPE

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For Sale

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



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Energy performance certificate (EPC)

215 ASHTON ROAD EAST FAILSWORTH M35 9HE		Energy rating C
Valid until 1 December 2030	Certificate number 9432-2602-5022-2000-1075	

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.

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