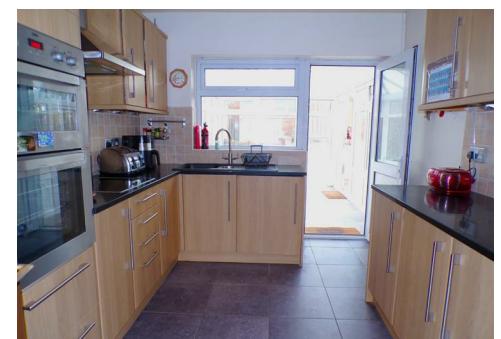




# NPE

## For Sale

45 Knowl Street, Hollinwood - EPC: D £239,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

Estate Agents Lettings  
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Financial Services

## Energy performance certificate (EPC)

45, Knowl Street OLDHAM OL8 3RG	Energy rating <b>D</b>	Valid until: 19 April 2026
		Certificate number: 8776-7124-4330-5451-1992

Property type	Semi-detached bungalow
Total floor area	56 square metres

### Rules on letting this property

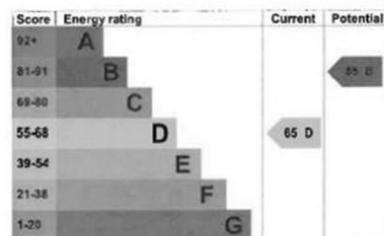
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

[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

\*\*\*\*POPULAR LOCATION\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*  
CONSERVATORY TO REAR\*\*\*IDEAL FOR OLDER COUPLE OR YOUNG FAMILY\*\*\* We offer for sale this spacious and well maintained 2 bedroom semi detached true bungalow, situated in a popular location, ideal for the older couple or younger family. The property is uPVC double glazed, combi gas centrally heated, has solar panels & CCTV and briefly comprises: Entrance hallway, 2 good sized bedrooms, a modern 3 piece shower room, spacious lounge, modern fitted kitchen and uPVC conservatory. Externally the property has the benefit of a garden to the front, a patterned concrete driveway and carport to the side and a garden to the rear with flagged patio, 2nd elevated flagged patio & 2 timber sheds.

### Entrance Hallway

Radiator. Loft access with drop down ladder. Loft boarded for storage.

### Bedroom 1

10'11 x 11'2 (3.33m x 3.40m)

Front aspect. Modern fitted wardrobes & units. Radiator.

### Shower Room

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

### Bedroom 2

11'0 x 6'10 (3.35m x 2.08m)

Rear aspect. Radiator.

### Lounge

16'9 x 10'6 (5.11m x 3.20m)

Fitted electric fire. Radiator.

### Kitchen

10'11 x 8'11 (3.33m x 2.72m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Integrated fridge, freezer & washer. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

### uPVC Conservatory

12'6 x 8'11 (3.81m x 2.72m)

Radiator.

### External

Garden to the front, a patterned concrete driveway and carport to the side and a garden to the rear with flagged patio, 2nd elevated flagged patio & 2 timber sheds.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 per annum. 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.