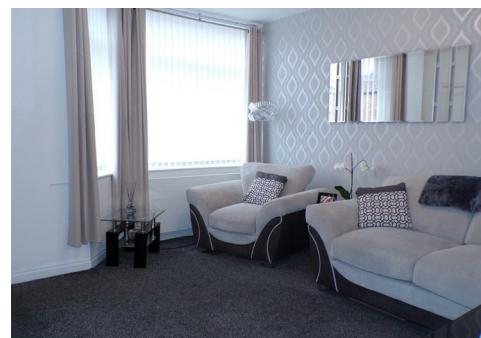




NPE

For Sale

35 Westminster Road, Failsworth - EPC: C £210,000



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

Estate Agents Lettings
Valuers Mortgages
Financial Services

Energy performance certificate (EPC)

35 Westminster Road Fallowfield MANCHESTER M35 9LQ	Energy rating C	Valid until: 27 January 2036
		Certificate number: 9636-3529-8500-0008-8226

Property type	End-terrace house
Total floor area	60 square metres

Rules on letting this property

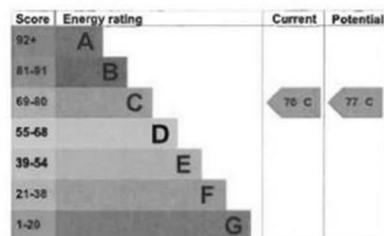
Properties can be let if they have an energy rating from A to E.

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) (<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

****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****MODERNISED THROUGHOUT****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this fully modernised and deceptively spacious 3 bedroom end terraced property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted kitchen, 3 bedrooms and a modern 3 piece shower room. Externally the property is garden fronted and has a garden to the rear with lawn, patio & timber shed.

Entrance Hallway

Stairs off. Radiator.

Lounge

13'1 x 12'0 (3.99m x 3.66m)

Bay window. Radiator.

Kitchen

8'6 x 15'0 (2.59m x 4.57m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. French doors to rear.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

11'4 x 9'1 (3.45m x 2.77m)

Front aspect. Radiator.

Bedroom 2

7'11 x 9'1 (2.41m x 2.77m)

Rear aspect. Radiator.

Bedroom 3

8'1 x 5'9 (2.46m x 1.75m)

Front aspect. Radiator.

Shower Room

5'4 x 5'6 (1.63m x 1.68m)

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

External

Garden fronted and has a garden to the rear with lawn, patio & timber shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2.50 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.