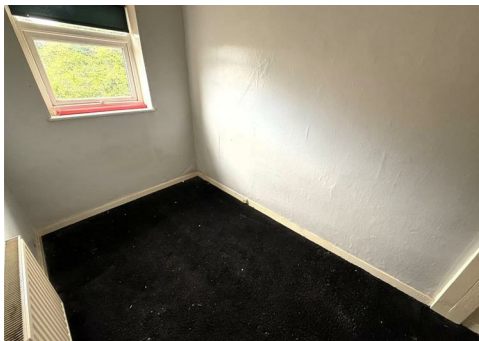
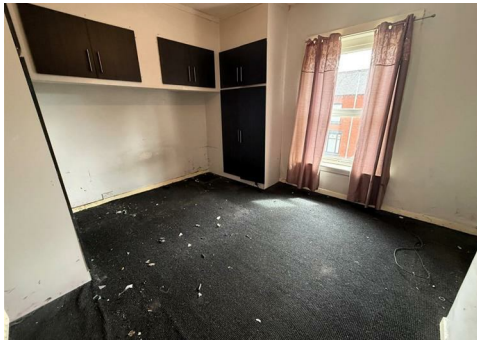




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For Sale

17 Hale Lane, Failsworth - EPC: D £140,000



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Energy performance certificate (EPC)

17 HALE LANE FAILSWORTH M35 0DN	Energy rating D	Valid until 10 January 2031
		Certificate number 6249-8029-2020-2039-0296

Property type Mid-terrace house

Total floor area 66 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 D. It has the potential to be B.

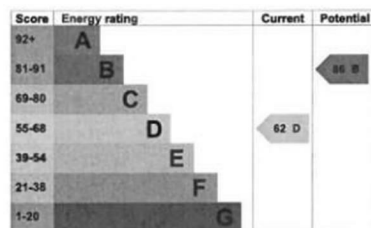
[See how to improve this property's energy efficiency.](#)

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



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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS OR YOUNG FAMILIES****CLOSE TO METROLINK STATION**** CLOSE TO LOCAL AMENITIES****LOCATED IN A POPULAR AND CONVENIENT LOCATION****We offer for sale this 2 bedroom terraced property located 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 vestibule, lounge, kitchen diner, 2 bedrooms and a 3 piece white suite. Externally, the property benefits from being garden fronted and has a private yard to the rear.

Entrance Vestibule

Lounge

13'10" x 12'2" (4.24m x 3.71m)

Radiator. Feature fireplace.

Kitchen Diner

13'10" x 9'6" (4.24m x 2.90m)

Laminate flooring. Fitted wall and base units incorporating oven, hob, extractor, stainless steel sink and drainer. Plumbed for washer. Radiator. Part ceramic wall tiled. Under stairs storage. Stairs off.

First Floor Landing

Loft access.

Bedroom 1

12'2" x 13'8" (3.73m x 4.19m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

9'3" x 6'2" (2.84m x 1.88m)

Rear aspect. Fitted storage. Radiator.

Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Radiator. Combi gas central heating boiler.

External

The property is garden fronted with a private yard to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.