

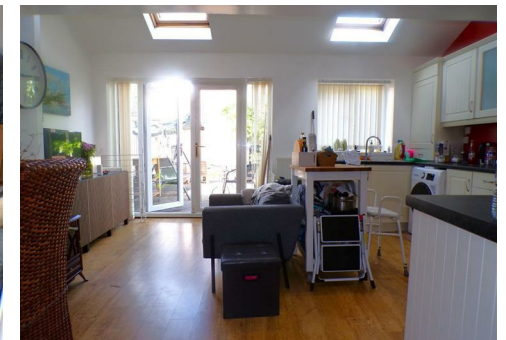


NPE

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For Sale

13 Belgrave Avenue, Failsworth - EPC: D £210,000



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Energy performance certificate (EPC)

13 DeLgrave Avenue Fallowfield MANCHESTER M15 5LN	Energy rating	Valid until	18 May 2035
	D	Certificate number	0330-2506-7530-2595-4031

Property type Semi-detached house

Total floor area 70 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/minimum-energy-efficiency-standards-landlords) (https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlords).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

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or email you enquirers to sales@npestates.co.uk

****POPULAR AND CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****2 GOOD SIZED BEDROOMS****EXTENDED TO REAR****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR****SITUATED IN A CUL-DE-SAC**** We offer for sale this deceptively spacious 2 bedroom semi detached property, situated in a popular and convenient location, ideal for the first time buyer, young family or investor. The property is UPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, open plan extended kitchen diner, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a block paved driveway and good sized rear garden with timber shed.

Entrance Hallway

Stairs off. Radiator.

Lounge

11'1 x 12'4 (3.38m x 3.76m)

Feature fireplace. Radiator.

Open Plan Extended Dining Kitchen

17'0 x 15'4 (5.18m x 4.67m)

Fitted wall and base units. Stainless steel sink, rinser & drainer. Plumbed for washer. Combi gas boiler. Under stairs storage. French doors to rear. Radiator.

First Floor Landing

Spindled balustrade. Loft access. Loft boarded for storage.

Bedroom 1

11'1 x 12'5 (3.38m x 3.78m)

Front aspect. Radiator.

Bedroom 2

11'4 x 9'0 (3.45m x 2.74m)

Rear aspect. Radiator.

Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

External

Block paved driveway to the front and a garden to rear with timber decking and timber shed.

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.