









NPE

Estate Agents Lettings
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For Sale

26 Hardman Street, Failsworth - EPC: D £179,950







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Energy performance certificate (EPC)

26 Hardman Street Failsworth MANCHESTER M35 0BB	Energy rating **D**	Valid until:	10 April 2034
		Certificate number:	0380-2179-9340-2894-8621

Property type	End-terrace house
Total floor area	72 square metres

Rules on letting this property

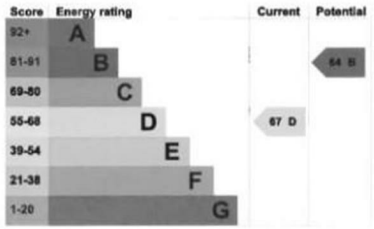
Properties can be let if they have an energy rating from A to E.

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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****CASH OFFERS ONLY****JAPANESE KNOTWEED PRESENT- ONGOING TREATMENT PLAN****DECEPTIVELY SPACIOUS****RECENTLY MODERNISED THROUGHOUT****GARDEN TO REAR****POPULAR & CONVENIENT CUL DE SAC LOCATION****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this larger than average, recently modernised, 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: Vestibule entrance, spacious lounge, modern fitted kitchen, a 3 piece bathroom and 3 bedrooms. Externally the property is garden fronted and has a garden to the rear.

Vestibule Entrance

Lounge
17'10 x 17'8 (5.44m x 5.38m)
Open plan stairs off. Feature fireplace. Radiator.

Kitchen
9'5 x 14'6 (2.87m x 4.42m)
Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. French doors to rear. Combi gas central heating boiler. Radiator.

First Floor Landing

Bedroom 1
12'11 x 14'7 (3.94m x 4.45m)
Front aspect. Radiator.

Bedroom 2
9'2 x 6'4 (2.79m x 1.93m)
Rear aspect. Radiator.

Bedroom 3
9'0 x 6'1 (2.74m x 1.85m)
Rear aspect. Radiator.

Bathroom
3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

External
Garden fronted and garden to 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.