









NPE

Estate Agents Lettings
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For Sale

16 Broome Grove, Failsworth - EPC: C £225,000







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

Energy performance certificate (EPC)

16 Broome Grove Failsworth MANCHESTER M35 0RS	Energy rating **C**	Valid until:	7 July 2036
		Certificate number:	0883-3064-2203-6066-1204

Property type	Semi-detached house
Total floor area	59 square metres

Rules on letting this property

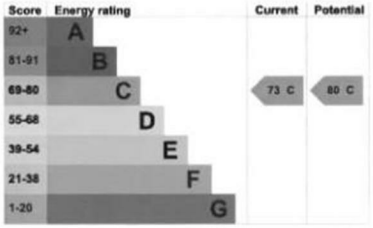
Properties can be let if they have an energy rating from A to E.

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 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

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

****CHAIN FREE****POPULAR CUL DE SAC LOCATION****DECEPTIVELY SPACIOUS**** 2 GOOD SIZED BEDROOMS****READY TO MOVE INTO****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this well maintained and deceptively spacious 2 bedroom semi detached property, situated in a popular 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, fitted kitchen, utility room, 2 good sized bedrooms and a modern 3 piece shower room. Externally, the property has the benefit of gardens to the front and rear, a patterned concrete driveway to the side and a detached garage.

Entrance Hallway
Stairs off.

Lounge
13'6 x 12'1 (4.11m x 3.68m)
Living flame gas fire. Feature fireplace. Bay window. Radiator.

Kitchen
8'6 x 9'6 (2.59m x 2.90m)
Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Radiator.

Utility Room
5'4 x 5'2 (1.63m x 1.57m)
Fitted wall & base units. Plumbed for washer. Radiator.

First Floor Landing
Loft access.

Bedroom 1
10'7 x 15'3 (max) (3.23m x 4.65m (max))
Front aspect. Combi gas central heating boiler. Radiator.

Bedroom 2
9'11 x 9'4 (3.02m x 2.84m)
Rear aspect. Radiator.

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

External
Gardens to the front & rear. Patterned concrete driveway to the side with detached garage.

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.