



NPE

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For Sale

14 Co-Operation Street, Failsworth - EPC: G £130,000



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Energy performance certificate (EPC)

14 Co-Operation Street Failsworth MANCHESTER M35 5AL	Energy rating G	Valid until: 5 February 2035
		Certificate number: 5735-5522-4400-0005-6206

Property type Mid-terrace house
Total floor area 82 square metres

Rules on letting this property

! You may not be able to let this property

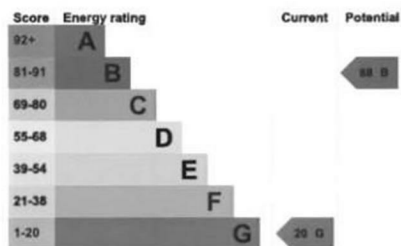
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. 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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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****NEEDS MODERNISATION****REALISTICALLY PRICED****LARGE ATTIC ROOM****
POPULAR & CONVENIENT LOCATION****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this deceptively spacious 2 bedroom mid terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed and briefly comprises: Vestibule entrance, lounge, kitchen, 2 bedrooms, 3 piece white bathroom and large attic room. Externally, the property is pavement fronted and has a private yard area to the rear.

Vestibule Entrance

Lounge

13'6 x 13'6 (4.11m x 4.11m)

Feature fireplace. Opening through to kitchen.

Kitchen

12'9 x 10'6 (3.89m x 3.20m)

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

First Floor Landing

Fixed spiral staircase leading to attic room.

Bedroom 1

13'6 x 11'7 (4.11m x 3.53m)

Front aspect. Fitted wardrobes.

Bedroom 2

12'7 x 6'6 (3.84m x 1.98m)

Rear aspect.

Bathroom

3 piece white suite with electric shower to bath. Ceramic wall tiled. Heated towel rail.

Attic Room

13'2 x 13'1 (4.01m x 3.99m)

Fixed spiral stairs off first floor landing. Velux window. Storage cupboard.

External

Pavement fronted and private yard area 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.