



NPE

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For Sale

2 Lancaster Avenue, Failsworth - EPC: D £169,950



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Energy performance certificate (EPC)			
2 Lancaster Avenue Fallowfield MANCHESTER M14 6AP	Energy rating D	Valid until:	3 June 2036
		Certificate number:	8436-2726-6600-0224-2296

Property type: End-terrace house
Total floor area: 78 square metres

Rules on letting this property

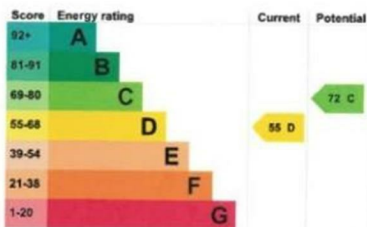
Properties can be let if they have an energy rating from A to E.

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 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

****CHAIN FREE****RECENTLY REFURBISHED****CLOSE TO METROLINK STATION****DECEPTIVELY SPACIOUS**** 2 RECEPTION ROOMS**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this spacious 2 bedroom end terraced property, situated in a popular & 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: Lounge, dining room, fitted kitchen, 2 double bedrooms and a 3 piece shower room. Externally the property is garden fronted and has a small garden to the rear with artificial lawn.

Lounge

13'5 x 14'3 (4.09m x 4.34m)

Fitted electric fire. Feature fireplace. Radiator. Double doors through to dining room.

Dining Room

13'9 x 14'2 (4.19m x 4.32m)

Open plan stairs off. Radiator.

Kitchen

8'6 x 6'6 (2.59m x 1.98m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Plumbed for washer. Radiator. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'2 x 13'0 (3.71m x 3.96m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

12'0 x 9'0 (3.66m x 2.74m)

Rear aspect. Radiator.

Shower Room

3 piece white shower suite. Part ceramic wall tiled. Radiator.

External

Garden fronted and small garden to the rear with artificial lawn.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum.

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.

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