



NPE

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For Sale

81 Mather Street, Failsworth - EPC: C £224,950



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Energy performance certificate (EPC)

81 Mather Street Fallowfield MANCHESTER M14 6PS	Energy rating C	Valid until: 4 December 2035
		Certificate number: 5335-7222-2509-0465-7206

Property type	Semi-detached house
Total floor area	69 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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

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****MODERN & SPACIOUS****EXTENDED TO REAR****POPULAR & CONVENIENT LOCATION****
CLOSE TO METROLINK STATION****GOOD SIZED GARDEN****IDEAL FOR FIRST TIME BUYERS,
FAMILY OR INVESTOR**** We offer for sale this modern & extended 3 bedroom semi detached
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: porch,
entrance hallway, spacious lounge, extended kitchen, 3 bedrooms and a 3 piece white shower room.
Externally, the property has the benefit of a garden to the front, a shared driveway to the side leading
to a detached garage and a garden to the rear with lawn, patio & shed.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

19'7 x 11'5 (5.97m x 3.48m)

Modern electric fire. Radiator. patio doors to rear.

Extended Kitchen

15'5 x 7'0 (4.70m x 2.13m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink unit. Radiator. Combi
gas central heating boiler. Under stairs storage.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'0 x 11'0 (3.66m x 3.35m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

7'6 x 11'0 (2.29m x 3.35m)

Rear aspect. Radiator.

Bedroom 3

4'6 x 6'10 (1.37m x 2.08m)

Front aspect. Built in wardrobe. Radiator.

Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

External

Garden to the front, a shared driveway to the side leading to a detached garage and a garden to the
rear with lawn, patio & shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of
approx. £2.50 per annum. 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),
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