NPE

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For Sale

5 Stephenson Street, Failsworth - EPC: D £175,950

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Energy performance certificate (EPC)

5 Stephenson Street Failsworth MANCHESTER M35 9AX	Energy rating **D**	Valid until:	14 January 2036
		Certificate number:	0360-2844-9590-2096-1821

Property type	Semi-detached house
Total floor area	86 square metres

Rules on letting this property

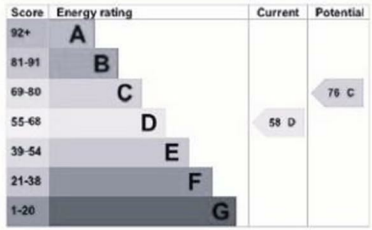
Properties can be let if they have an energy rating from A to E.

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 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

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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****CLOSE TO M60 MOTORWAY JUNCTION****DECEPTIVELY SPACIOUS****WELL MAINTAINED****2 DOUBLE BEDS****VIEWING RECOMMENDED****IDEAL FOR FIRST TIME BUYERS, FAMILIES OR INVESTORS**** We offer for sale this well maintained and deceptively spacious 2 bedroom terraced property, situated in a popular and convenient location, ideal for the family, first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, dining kitchen, rear porch, conservatory, store room, 2 good sized bedrooms and shower room. Externally, the property has the benefit of gardens to the front and rear with patio and timber decking. Viewing recommended.

Vestibule Entrance

Lounge
13'10" x 14'11" (4.22m x 4.57m)
Radiator.

Dining Kitchen
12'2" x 15'5" (3.73m x 4.72m)
Fitted wall and base units incorporating stainless steel sink and drainer. Part wall tiled. Radiator. Open plan stairs off.

Rear Porch

Conservatory
8'9" x 7'10" (2.69m x 2.39m)
Patio doors to side.

Store Room
7'10" x 3'10" (2.39m x 1.17m)

1st Floor Landing

Bedroom 1
11'5" x 13'3" (3.48m x 4.06m)
Front aspect. Built in wardrobes. Radiator.

Bedroom 2
12'5" x 8'11" (3.81m x 2.74m)
Rear aspect. Fitted wardrobes. Combi gas central heating boiler. Radiator.

Shower Room
3 piece white shower suite. Part wall tiled.

External
Garden fronted with small garden to the rear with patio and timber decking.

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.