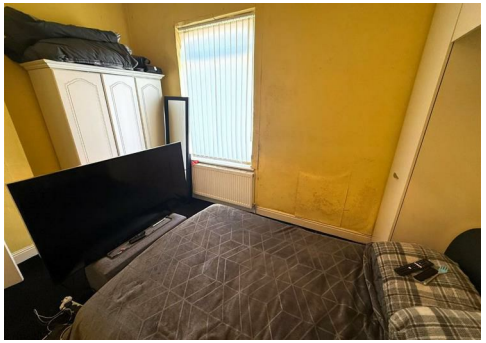

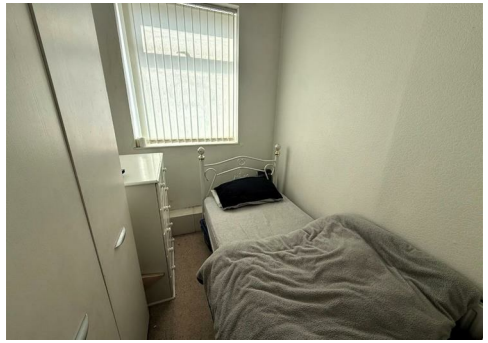

NPE

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For Sale

234 Ashton Road West, Failsworth - EPC: £169,950

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

Energy performance certificate (EPC)

12 Hibbert Crescent Failsworth MANCHESTER M35 0RQ	Energy rating **F**	Valid until:	16 July 2036
		Certificate number:	0390-2003-6630-2696-1485

Property type	Mid-terrace house
Total floor area	64 square metres

Rules on letting this property

You may not be able to let this property

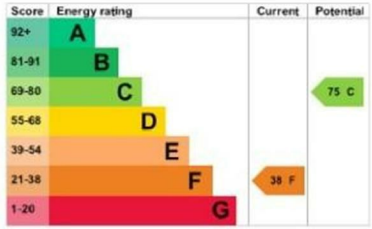
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 F. 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 AND CONVENIENT LOCATION****CLOSE TO LOCAL AMENITIES****DECEPTIVELY SPACIOUS****2 RECEPTION ROOMS****LARGE GARDEN TO REAR****IDEAL FOR FIRST TIME BUYERS, INVESTORS AND FAMILIES****We offer for sale this deceptively spacious 3 bed terraced property situated in a popular and convenient location. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, dining room, kitchen, 3 bedrooms and a 3 piece white suite bathroom. Externally, the property benefits from being garden fronted and has a large garden to the rear.

Entrance Vestibule

Lounge
12x13'4 (3.66mx4.06m)
Living flame gas fire. Feature fireplace. Radiator. Under stairs storage.

Dining Room
11'10x13'4 (3.61mx4.06m)
Feature fireplace. Radiator. Under stairs storage.

Kitchen
8'11x6'4 (2.72mx1.93m)
Fitted wall and base units incorporating oven, hob and extractor. Stainless steel sink, rinser and drainer. Part wall tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

1st Floor Landing
Loft access.

Bedroom 1
8'9x13'1 (2.67mx3.99m)
Front aspect. Fitted wardrobes. Radiator.

Bedroom 2
8'7x6'0 (2.62mx1.83m)
Rear aspect. Radiator.

Bedroom 3
10'4x6'11 (3.15mx2.11m)
Rear aspect. Fitted wardrobes. Radiator.

Bathroom
3 piece white suite with electric shower to bath. Part wall tiled. Radiator.

External
Garden fronted. Large garden to the rear with lawn and patio.

Tenure & Council Tax
We have been advised that the property is Leasehold on a 999 year term with an approximate ground rent of £2 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), 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.