



NPE

Estate Agents Lettings
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For Sale

22 Westminster Road, Failsworth - EPC: D £169,950



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Energy performance certificate (EPC)

22 Westminster Road Fallsworth MANCHESTER M35 9LO	Energy rating	Valid until:	17 April 2033
	D	Certificate number:	1847-4324-7000-0498-0292

Property type	Mid-terrace house
Total floor area	80 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 B.

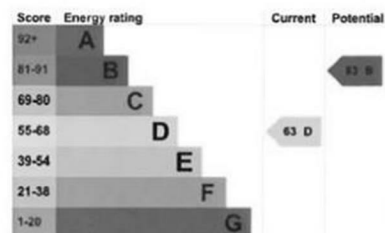
See [how to improve this property's energy efficiency](#).

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



<https://ed.gov.uk/certificate/1847-4324-7000-0498-0292>

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****DECEPTIVELY SPACIOUS****POPULAR & CONVENIENT LOCATION**** 2 RECEPTION ROOMS**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this deceptively spacious 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, spacious lounge, separate dining room, kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a private yard area to the rear with brick outhouse.

Vestibule Entrance

Lounge

15'7 x 14'2 (4.75m x 4.32m)

Bay window. Radiator.

Dining Room

11'4 x 14'2 (3.45m x 4.32m)

Radiator. Under stairs storage.

Kitchen

9'11 x 4'7 (3.02m x 1.40m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Plumbed for washer. Radiator.

Long First Floor Landing

Loft access.

Bedroom 1

13'3 x 14'2 (4.04m x 4.32m)

Front aspect. Feature fireplace. Radiator.

Bedroom 2

9'6 x 9'3 (2.90m x 2.82m)

Rear aspect. Combi gas central heating boiler. Feature fireplace. Radiator.

Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Radiator.

External

Garden fronted and private yard area to the rear with brick outhouse.

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.