



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

54a Wrigley Head, Failsworth - EPC: D £154,950



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

Energy Performance Certificate



54a, Wrigley Head, Failsworth, MANCHESTER, M35 9BJ

Dwelling type: Mid-terrace house
Date of assessment: 02 June 2014
Date of certificate: 04 June 2014
Reference number: 8900-1421-2029-8807-2643
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

Use this document to:

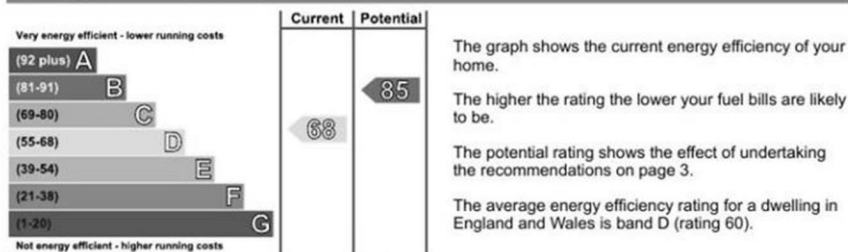
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,139
Over 3 years you could save	£ 465

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 144 over 3 years	
Heating	£ 1,572 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 324 over 3 years	£ 201 over 3 years	
Totals	£ 2,139	£ 1,674	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 78	✓
2 Low energy lighting for all fixed outlets	£25	£ 84	
3 Heating controls (room thermostat)	£350 - £450	£ 36	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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

****INVESTORS ONLY****PROPERTY SOLD WITH SITTING TENANT****CURRENTLY RENTED AT £795 PCM**** VERY POPULAR LOCATION****SPACIOUS & MODERN INTERIOR**** 2 RECEPTION ROOMS**** We offer for sale this spacious and well maintained 2 bedroom terraced property, situated in a popular & convenient location ideal for the investor. This property is being sold with a sitting tenant, currently paying £850 per calendar month and the accommodation briefly comprises: uPVC double glazing, combi gas central heating, long entrance hallway, dining room, spacious lounge, modern fitted kitchen, 2 bedrooms and a modern 3 piece white bathroom. Externally the property is garden fronted and has a private yard to the rear with brick outhouse.

Long Entrance Hallway

Stairs off. Radiator.

Dining Room

11'11 x 10'2 (3.63m x 3.10m)

Living flame gas fire. Feature fireplace. Wood laminate floor. Radiator.

Lounge

12'3 x 13'8 (3.73m x 4.17m)

Wood laminate floor. Radiator. Under stairs storage.

Kitchen

9'3 x 6'8 (2.82m x 2.03m)

Modern fitted wall & base units. Stainless steel sink & drainer. Ceramic floor tiled. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Loft access.

Bedroom 1

11'10 x 13'8 (3.61m x 4.17m)

Front aspect. Built in wardrobe. Radiator. Wood laminate floor.

Bedroom 2

12'3 x 6'11 (3.73m x 2.11m)

Rear aspect. Built in wardrobe. Radiator. Wood laminate floor.

Bathroom

Modern 3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

External

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

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.