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For Sale

1 Mabel Road, Failsworth - EPC: D £320,000



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Energy performance certificate (EPC)

1, Mabel Road Failsworth MANCHESTER M35 9EW	Energy rating D
Valid until 10 June 2025	Certificate number 9498-8016-7226-1605-1970

Property type
end-terrace house

Total floor area
123 square metres

Rules on letting this property

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

If the property is rated F or G, 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

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****LARGELY EXTENDED TO SIDE & REAR****VERY POPULAR LOCATION****RECENTLY REFURBISHED THROUGHOUT****GOOD SIZED PLOT****IDEAL FOR FAMILY**** We are delighted to offer for sale this largely extended and recently fully refurbished 4 bedroom semi detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious sitting room, large through lounge/dining room, uPVC lean to conservatory, modern fitted kitchen, utility room, downstairs WC, 4 bedrooms and a modern 4 piece white bathroom. Externally the property has the benefit of a garden and block paved parking space to the front and a large side garden with lawn & block paved patio area. Viewing highly recommended.

Entrance Hallway

Radiator.

Sitting Room/Downstairs Bedroom 5

18'6 x 9'11 (5.64m x 3.02m)

Radiator. Combi gas central heating boiler.

Through Lounge/Dining Room

25'10 x 15'7 (max) (7.87m x 4.75m (max))

Wood laminate floor. 2 radiators. Open plan stairs off. Under stairs storage cupboard. Double doors to conservatory.

uPVC Lean To Conservatory

7'4 x 10'6 (2.24m x 3.20m)

Kitchen

11'6 x 12'2 (3.51m x 3.71m)

Modern fitted wall & base units incorporating oven, hob & extractor. Sink, rinser & drainer. Part ceramic wall tiled. Wood laminate floor. Radiator. Inset spotlights.

Utility Room

8'7 x 9'7 (irregular shape) (2.62m x 2.92m (irregular shape))

Plumbed for washer.

Downstairs WC

Wash basin. Part ceramic wall tiled. Ceramic floor tiled.

First Floor Landing

Bedroom 1

11'7 x 8'0 (3.53m x 2.44m)

Front aspect. Radiator.

Bedroom 2

11'2 x 7'10 (3.40m x 2.39m)

Rear aspect. Radiator.

Bedroom 3

8'8 x 7'3 (2.64m x 2.21m)

Front aspect. Radiator.

Bedroom 4

15'2 (max) x 9'11 (4.62m (max) x 3.02m)

Side/Front aspect. Radiator.

Bathroom

Modern 4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Heated towel rail. Inset spotlights.

External

Garden and block paved parking space to the front and a large side garden with lawn & block paved patio area.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band C 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.