

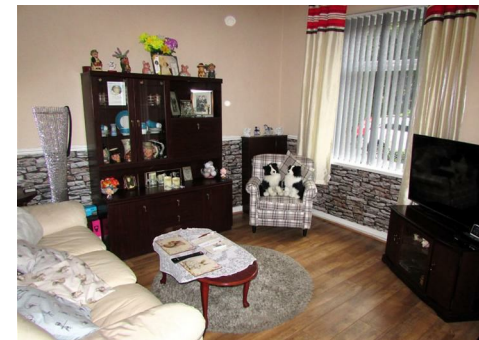


NPE

Estate Agents Lettings
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For Sale

17 Old Road, Failsworth - EPC: D £149,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy performance certificate (EPC)

17 Old Road Failsworth MANCHESTER M15 0BQ	Energy rating D	Valid until: 8 October 2033 Certificate number: 0320-2651-3300-2907-5071
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Property type	Mid-terrace house
Total floor area	74 square metres

Rules on letting this property

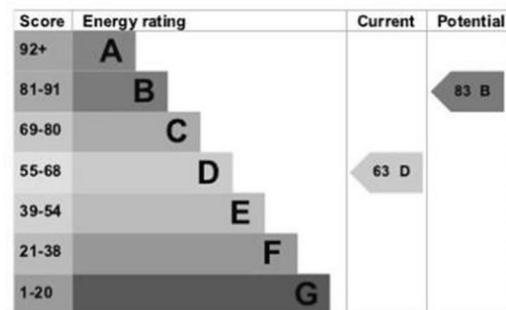
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulation and requirements for the private rental sector minimum energy efficiency standard for private rentals](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/242008/guidance_for_landlords_on_the_regulation_and_requirements_for_the_private_rental_sector_minimum_energy_efficiency_standard_for_private_rentals.pdf).

Energy rating and score

This property's current 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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor

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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****CLOSE TO SHOPS, BUS ROUTE & FAILSWORTH METROLINK STATION****DECEPTIVELY SPACIOUS**** 2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this deceptively spacious and well maintained 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Vestibule entrance, lounge, dining room, fitted kitchen, 2 good sized bedrooms and a 3 piece white shower room. Externally the property is garden fronted and has a private yard/small garden to the rear with artificial lawn.

Vestibule Entrance

Lounge

12'7 x 14'1 (3.84m x 4.29m)

Radiator.

Dining Room

14'5 x 11'2 (4.39m x 3.40m)

Radiator. Under stairs storage.

Kitchen

9'11 x 6'3 (3.02m x 1.91m)

Fitted wall & base units. Stainless steel sink 7 drainer. Ceramic wall & floor tiled. Plumbed for washer. Radiator. Gas central heating boiler.

First Floor Landing

Loft access.

Bedroom 1

12'5 x 14'1 (3.78m x 4.29m)

Front aspect. Radiator. Built in wardrobe.

Bedroom 2

12'5 x 7'6 (3.78m x 2.29m)

Rear aspect. Radiator.

Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

External

Garden fronted and private yard/small garden to rear with artificial lawn.

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. 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.