



NPE

Estate Agents Lettings
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For Sale

109 Westminster Road, Failsworth - EPC: D £210,000



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Energy performance certificate (EPC)

109, Westminster Road Fallsword MANCHESTER M35 9HL	Energy rating D	Valid until: 13 January 2025
		Certificate number: 8975-7429-3240-2164-9992

Property type	Semi-detached house
Total floor area	86 square metres

Rules on letting this property

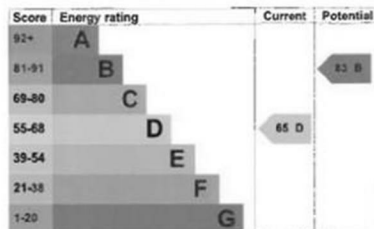
Properties can be let if they have an energy rating from A to E.

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 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

****RECENTLY REDUCED****OPEN TO OFFERS****CHAIN FREE****VERY POPULAR & CONVENIENT LOCATION****EXTENDED TO REAR****GOOD SIZED PLOT**** 2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYERS OR FAMILY**** We offer for sale this well maintained and extended 3 bedroom semi detached property, situated in a very popular & convenient location, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, downstairs WC, spacious lounge, dining room, fitted kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, side & rear and a driveway to the rear.

Entrance Hallway

Stairs off.

Downstairs WC

Ceramic floor tiled. Radiator.

Lounge

13'4 x 15'10 (4.06m x 4.83m)

Living flame gas fire. Feature fireplace. Bay window. Radiator.

Dining Room

8'4 x 13'0 (2.54m x 3.96m)

Radiator. Under stairs storage.

Kitchen

9'6 x 14'2 (2.90m x 4.32m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

First Floor Landing

Spindled balustrade. Radiator. Loft access.

Bedroom 1

11'3 x 9'8 (3.43m x 2.95m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

12'0 x 9'1 (3.66m x 2.77m)

Rear aspect. Fitted units. Radiator.

Bedroom 3

8'4 x 5'10 (2.54m x 1.78m)

Front aspect. Radiator.

Bathroom

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

External

Gardens to the front, side & rear. Driveway to the rear.

Tenure & Council Tax

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

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