



# NPE

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## For Sale

22 Claremont Street, Failsworth - EPC: C £299,950



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## Energy performance certificate (EPC)

22 Claremont Street Fallowfield MANCHESTER M14 6PE	Energy rating <b>C</b>	Valid until: 18 February 2034 Certificate number: 5034-5022-4300-0536-5292
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**Property type** End-terrace house

**Total floor area** 102 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-standards-landlord-guidance>).

### Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*ULTRA MODERN INTERIOR\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*MODERN BUILD CIRCA 2006\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*GARAGE & DRIVEWAY TO REAR\*\*\*\*IDEAL FOR FAMILY\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* We are delighted to offer for sale this luxury refurbished, modern style 3 bedroom, 3 story townhouse, 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, downstairs WC, Modern fitted kitchen with integrated appliances, spacious lounge, 2 bedrooms and a modern family bathroom to the first floor and a master bedroom with en suite to the 2nd floor. Externally the property has the benefit of gardens to the front and rear with artificial lawn & PVC decking, and a garage and driveway to the rear with secure gated access.

#### Entrance Hallway

Stairs off. Radiator. Herringbone tiled floor.

#### Downstairs WC

Wash basin. Heated towel rail.

#### Kitchen

11'2 x 8'0 (3.40m x 2.44m)

Modern fitted wall & base units with granite worktops. Integrated oven, hob, extractor, fridge, freezer, washer, dryer & dishwasher. Single sink & drainer. Part ceramic wall tiled. Combi gas central heating boiler.

#### Lounge

15'6 x 14'9 (4.72m x 4.50m)

Radiator. Modern fitted electric fire. Herringbone tiled floor. French doors to rear. Under stairs storage.

#### First Floor Landing

Spindled balustrade. Radiator. Stairs off leading to 2nd floor.

#### Bedroom 2

9'9 x 14'9 (2.97m x 4.50m)

Rear aspect. Radiator. Large walk in wardrobe.

#### Bedroom 3

12'1 x 7'8 (3.68m x 2.34m)

Front aspect. Fitted wardrobes. Radiator.

#### Bathroom

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

#### 2nd Floor Landing

Velux window.

#### Bedroom 1

12'11 x 11'4 (3.94m x 3.45m)

"nd floor front aspect. Radiator. Built in wardrobe and storage cupboard.

#### En Suite

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail. Velux window.

#### External

Gardens to the front and rear with artificial lawn & PVC decking, and a garage and driveway to the rear with secure gated access.

#### 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.