



# NPE

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## For Sale

29 Farm Street, Failsworth - EPC: D £219,950



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## Energy performance certificate (EPC)

29 Farm Street Failsworth MANCHESTER M35 0JS	Energy rating	Valid until: 11 April 2034
	<b>D</b>	Certificate number: 0350-2522-2340-2994-2641

Property type	Semi-detached house
Total floor area	65 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/minimum-energy-efficiency-standards-for-private-rented-property>).

### Energy rating and score

This property's energy rating is D. 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		84 B
69-80	C		
55-68	D	67 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

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\*\*\*\*GOOD SIZED PLOT\*\*\*\*EXTENDED & CONSERVATORY\*\*\*\*IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILY\*\*\*\*LOTS OF POTENTIAL\*\*\*\*MODERNISED TO A HIGH STANDARD THROUGHOUT\*\*\*\* Situated on a very good sized plot in a popular location, we are pleased to offer for sale this extended and fully modernised 2 bedroom semi detached property, ideal for the first time buyer or younger family. The property is uPVC double glazed & combi gas centrally heated and the accommodation briefly comprises: Entrance hallway, spacious lounge, modern fitted kitchen, extended utility room, uPVC conservatory, 2 bedrooms and a 3 piece white shower room. Externally the property has the benefit of a good sized plot with gardens to the front, a patterned concrete driveway and detached garage, with electric & lighting to the side and gardens to the side and rear with electric sockets in the rear garden.

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

16'11 x 10'11 (5.16m x 3.33m)

Living flame gas fire. Radiator.

#### uPVC Conservatory

9'0 x 12'2 (2.74m x 3.71m)

Radiator.

#### Kitchen

7'9 x 13'10 (2.36m x 4.22m)

Modern fitted wall & base units incorporating oven, induction hob & extractor. Integrated fridge & freezer. Single sink, rinser & drainer.

#### Utility Room

5'11 x 4'5 (1.80m x 1.35m)

Plumbed for washer. Combi gas central heating boiler.

#### First Floor Landing

Spindled balustrade. Loft access with drop down ladder. Loft boarded for storage.

#### Bedroom 1

10'8 x 12'8 (3.25m x 3.86m)

Front aspect. Fitted wardrobes. Radiator.

#### Bedroom 2

12'2 x 8'1 (3.71m x 2.46m)

Rear aspect. Radiator.

#### Shower Room

Modern 3 piece white shower suite. Radiator. Inset spotlights.

#### External

Good sized plot with gardens to the front, a patterned concrete driveway and detached garage, with electric & lighting to the side and gardens to the side and rear with electric sockets in the rear garden.

#### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £3.50 per annum. 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.