



# NPE

Estate Agents Lettings  
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## For Sale

7 Wye Avenue, Failsworth - EPC: C £259,950



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## Energy performance certificate (EPC)

7 Wye Avenue Fallsworth MANCHESTER M35 0FG	Energy rating	Valid until:	2 April 2034
	<b>C</b>	Certificate number:	2162-0101-0059-1118-1998

Property type	Semi-detached house
Total floor area	132 square metres

### Rules on letting this property

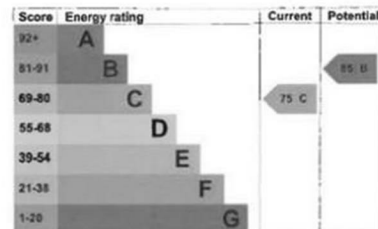
Properties can be let if they have an energy rating from A to E.

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 energy rating is C. 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

\*\*\*\*DOUBLE EXTENSION TO REAR\*\*\*\*MODERNISED THROUGHOUT\*\*\*\*VERY POPULAR & CONVENIENT LOCATION\*\*\*\*CONVERTED GARAGE\*\*\*\* 2 BATHS\*\*\*\* IDEAL FOR FIRST TIME BUYERS OR FAMILY\*\*\*\* We offer for sale this largely extended and fully modernised 3 bedroom semi detached property, situated in a popular & convenient cul-de-sac, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: porch, entrance hallway, lounge, dining room, modern fitted kitchen, 3 bedrooms, a modern 3 piece white bathroom and a modern en suite to the master bedroom. Externally the property has the benefit of a garden and driveway to the front, good sized corner plot gardens to the side and rear and a detached converted garage, now used as a bar/entertainment area.

#### Porch

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

11'10 x 12'5 (3.61m x 3.78m)

Bay window. Radiator. Wood laminate floor.

#### Dining Room

8'5 x 15'10 (2.57m x 4.83m)

Wood laminate floor. Radiator. French doors to rear. Under stairs storage. Opening through to kitchen.

#### Kitchen

10'7 x 11'1 (3.23m x 3.38m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated washer & dryer. Stainless steel sink & drainer. Part ceramic wall tiled. Wood laminate floor. Radiator. Rear vestibule with combi gas central heating boiler.

#### First Floor Landing

Spindled balustrade. Radiator. Loft access.

#### Bedroom 1

10'7 x 11'2 (3.23m x 3.40m)

Rear aspect. Radiator.

#### En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Inset spotlights.

#### Bedroom 2

11'9 x 12'5 (3.58m x 3.78m)

Front aspect. Bay window. Radiator.

#### Bedroom 3

6'8 x 7'0 (2.03m x 2.13m)

Side aspect. Radiator.

#### Bathroom

Modern 3 piece white suite with electric shower to bath. Part ceramic wall tiled. Wood laminate floor. Radiator. Inset spotlights.

#### External

Garden and driveway to the front, good sized corner plot gardens to the side and rear and a detached converted garage, now used as a bar/entertainment area.

#### 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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