



NPE

Estate Agents Lettings
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For Sale

32 Church Street, Failsworth - EPC: D £144,950



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Energy performance certificate (EPC)

32 Church Street Failsworth MANCHESTER M35 9JW	Energy rating D	Valid until: 8 April 2034
		Certificate number: 0390-2278-3348-2704-2665

Property type: End-terrace house

Total floor area: 62 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		86 B
69-80	C		
55-68	D	62 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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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****EXTENDED TO REAR****POPULAR & CONVENIENT LOCATION**** 2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYERS OR INVESTOR/LANDLORD**** We offer for sale this spacious, extended 2 bedroom end terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor/landlord. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, dining room, extended kitchen, 2 bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted and has a private yard area to the rear.

Vestibule Entrance

Lounge

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

Radiator.

Dining Room

10'0 x 9'10 (3.05m x 3.00m)

Radiator.

Extended Kitchen

12'10 x 6'6 (3.91m x 1.98m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator.

First Floor Landing

Loft access.

Bedroom 1

12'9 x 12'9 (3.89m x 3.89m)

Front aspect. Radiator.

Bedroom 2

10'1 x 5'7 (3.07m x 1.70m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Heated towel rail. Combi gas central heating boiler.

External

Pavement fronted and private yard area to the rear.

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.