



NPE

Estate Agents Lettings
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For Sale

17 Farm Street, Failsworth - EPC: C £219,950



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Energy performance certificate (EPC)

17, Farm Street
Fallowfield
MANCHESTER
M35 0JS

Energy rating

C

Valid until: 20 August 2029

Certificate number: 8703-8296-2629-9127-4813

Property type: Semi-detached house

Total floor area: 84 square metres

Rules on letting this property

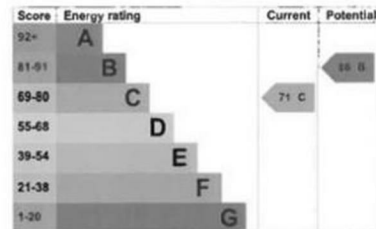
Properties can be let if they have an energy rating from A to E.

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

****POTENTIAL DOWNSTAIRS 3RD BEDROOM**** 2 BATHS****DECEPTIVELY SPACIOUS****LARGELY EXTENDED TO SIDE****GOOD SIZED PLOT****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this 2/3 bedroom extended semi detached property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious through lounge/dining room, fitted kitchen, downstairs wet room, downstairs bedroom3/2nd reception room, 2 bedrooms to the first floor and a 3 piece white bathroom. Externally the property has a garden to the front, a driveway to the side and a garden to the rear with lawn, patio and timber decking. Viewing highly recommended.

Entrance Hallway

Stairs off.

Through Lounge/Dining Room

23'0 x 13'11 (7.01m x 4.24m)

3 radiators. French doors to rear. Under stairs storage.

Kitchen

6'11 x 9'5 (2.11m x 2.87m)

Fitted wall & base units. Single sink & drainer. Plumbed for washer. Combi gas central heating boiler. Part ceramic wall tiled.

Downstairs Wet Room

3 piece shower suite. Ceramic wall tiled. Heated towel rail.

Downstairs Bedroom 3/2nd Reception Room

11'10 x 11'0 (3.61m x 3.35m)

Radiator.

First Floor Landing

Loft access.

Bedroom 1

10'11 x 13'11 (3.33m x 4.24m)

Front aspect. Radiator.

Bedroom 2

10'6 x 8'0 (3.20m x 2.44m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Heated towel rail.

External

Garden to the front, a driveway to the side and a garden to the rear with lawn, patio and timber decking.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £6 per annum.

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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