



# NPE

Estate Agents Lettings  
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## For Sale

9 William Street, Failsworth - EPC: E £825 (From) Per Calendar  
Month



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# Energy Performance Certificate



9, William Street, Failsworth, MANCHESTER, M35 9BP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 July 2019  
**Date of certificate:** 23 July 2019  
**Reference number:** 2178-2003-7203-6551-7920  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 87 m<sup>2</sup>

Use this document to:

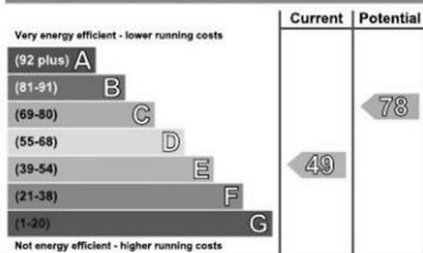
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,783
Over 3 years you could save	£ 1,422

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 195 over 3 years	
Heating	£ 3,189 over 3 years	£ 1,956 over 3 years	
Hot Water	£ 342 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 3,783</b>	<b>£ 2,361</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 750
2 Internal or external wall insulation	£4,000 - £14,000	£ 234
3 Low energy lighting for all fixed outlets	£15	£ 48

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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)

\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*MODERNISED THROUGHOUT\*\*\*\*ATTIC ROOM\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\* We offer TO LET this modern & spacious TWO BEDROOM terraced property, situated in a popular location, close to shops, bus route and within a short 10 minute walk of the Metrolink Station. Ideally suited for family or young couple, the property briefly comprises: uPVC double glazing, combi gas central heating, vestibule entrance, spacious lounge, modern fitted dining kitchen, rear porch, 2 bedrooms, modern 3 piece shower room and an attic room which has access off bedroom 1 and is a useful storage area. Externally the property is pavement fronted and has a private yard area to the rear.

NP Estates are part of the Propertymark Client Money Protection Scheme. Scheme Ref: C0123970. NP Estates are also members of The Dispute Service. EPC Rating E.

### Vestibule Entrance

#### Lounge

15'3 x 13'11 (4.65m x 4.24m)

Fitted electric fire. Wood laminate floor. Radiator.

#### Dining Kitchen

12'4 x 13'11 (3.76m x 4.24m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Combi gas central heating boiler. Radiator. Plumbed for washer & dishwasher.

#### Rear Porch

#### First Floor Landing

#### Bedroom 1

12'5 x 10'8 (3.78m x 3.25m)

Front aspect. Radiator. Fixed stairs off leading to attic room.

#### Attic Room

12'9 x 9'4 (3.89m x 2.84m)

Used for storage. Access off bedroom 1.

#### Bedroom 2

12'5 x 7'4 (3.78m x 2.24m)

Rear aspect. Fitted wardrobes. Radiator.

#### Shower Room

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

#### External

Pavement fronted & private yard area to the rear.

#### Tenure

We have been advised that this property is leasehold on a 999 year lease with a fixed ground rent of approx. £2.

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.