



NPE

Estate Agents Lettings
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For Sale

45 Old Lane, Chadderton - EPC: D £135,000



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Energy performance certificate (EPC)

45, Old Lane Chadderton OLDHAM OL9 7JB	Energy rating	Valid until:	21 August 2029
	D	Certificate number:	8221-6328-5330-5522-8926

Property type	Mid-terrace house
Total floor area	65 square metres

Rules on letting this property

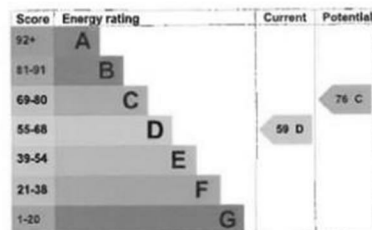
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/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 D. It has the potential to be C.

[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

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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****RECENTLY MODERNISED**** 2 GOOD SIZED BEDROOMS****NOT OVERLOOKED AT REAR****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this spacious and recently modernised 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, fitted dining kitchen, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally the property is pavement fronted and has a private yard area to the rear. Not overlooked at the rear.

Vestibule Entrance

Lounge

13'6 x 14'0 (4.11m x 4.27m)

Radiator.

Dining Kitchen

10'8 x 13'10 (3.25m x 4.22m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Combi gas central heating boiler. Open plan stairs off. Radiator.

First Floor Landing

Bedroom 1

8'9 x 14'0 (2.67m x 4.27m)

Front aspect. Radiator.

Bedroom 2

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

Rear aspect. Built in wardrobe. Radiator.

Bathroom

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

External

Pavement fronted and has a private yard area to the rear. Not overlooked at the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.