



# NPE

Estate Agents Lettings  
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## For Sale

16 Vesper Street, Failsworth - EPC: C £169,950



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## Energy performance certificate (EPC)

16 Vesper Street Failsworth MANCHESTER M35 9JS	Energy rating <b>C</b>	Valid until: 9 April 2032
		Certificate number: 0320-2418-8140-2302-2505

Property type	Mid-terrace house
Total floor area	63 square metres

### Rules on letting this property

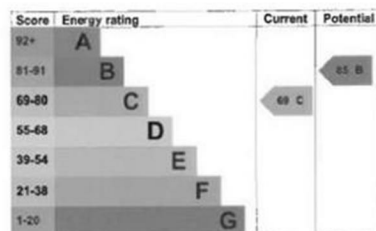
Properties can be let if they have an energy rating from A to E.

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

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*VERY POPULAR LOCATION\*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR/LANDLORD\*\*\*\* We offer for sale this spacious and well maintained 3 bedroom mid town house, situated in a highly sought after location, ideal for the first time buyer, young family or investor/landlord. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious sunshine lounge, kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of gardens to the front and rear with artificial lawn & patio.

### Entrance Hallway

Stairs off. Radiator. Under stairs storage.

### Sunshine Lounge

18'1 x 11'5 (5.51m x 3.48m)

2 radiators.

### Kitchen

8'10 x 6'8 (2.69m x 2.03m)

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

### First Floor Landing

#### Bedroom 1

9'5 x 10'7 (2.87m x 3.23m)

Rear aspect. Radiator.

#### Bedroom 2

8'3 x 10'8 (2.51m x 3.25m)

Front aspect. Radiator.

#### Bedroom 3

6'11 x 11'4 (2.11m x 3.45m)

Front aspect. Radiator. Combi gas central heating boiler.

### Bathroom

3 piece white suite with shower to bath. Ceramic wall & floor tiled. Radiator.

### External

Gardens to the front and rear with artificial lawn & patio.

### 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.