



NPE

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For Sale

1 Joseph Street, Failsworth - EPC: D £152,500



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Energy performance certificate (EPC)

1 Joseph Street Fallowfield MANCHESTER M14 9DE	Energy rating	Valid until: 28 May 2034
	D	Certificate number: 2011-3038-2205-6464-4204

Property type	End-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/minimum-energy-efficiency-standards-landlord-guidance>).

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		83 B
69-80	C		
55-68	D	66 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****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****WELL MAINTAINED**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYERS OR INVESTOR/LANDLORD**** We offer for sale this spacious & well maintained 2 bedroom end 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: Entrance hallway, lounge, dining kitchen, 2 bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a flagged yard to the rear.

Entrance Hallway

Stairs off. Radiator.

Lounge

11'4 x 12'1 (3.45m x 3.68m)

Fitted electric fire. Feature fireplace. Radiator. Double doors to dining kitchen.

Dining Kitchen

11'3 x 15'3 (3.43m x 4.65m)

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

First Floor Landing

Loft access.

Bedroom 1

11'3 x 14'0 (3.43m x 4.27m)

Front aspect. Fitted wardrobe. Radiator.

Bedroom 2

11'3 x 9'0 (3.43m x 2.74m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Radiator.

External

Garden fronted and private flagged yard 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.

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.