



# NPE

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## For Sale

15 Ashworth Street, Failsworth - EPC: C £179,950



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## Energy performance certificate (EPC)

15 Ashworth Street Fallowfield MANCHESTER M15 0JQ	Energy rating	Valid until: 29 May 2034
	<b>C</b>	Certificate number: 0350-2110-7350-2574-8805

Property type	Semi-detached house
Total floor area	68 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 C. 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		86 B
69-80	C	71 C	
55-68	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](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR LOCATION\*\*\*\*GOOD SIZED GARDEN\*\*\*\*WELL MAINTAINED\*\*\*\*LOTS OF POTENTIAL \*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious and well maintained 2 bedroom semi detached property, situated in a popular location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, modern fitted dining kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally the property is garden fronted, has a block paved driveway to the side and a good sized garden to the rear with lawn, patio & timber shed.

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

12'3 x 11'0 (3.73m x 3.35m)

Radiator.

#### Dining Kitchen

10'10 x 14'1 (3.30m x 4.29m)

Modern fitted wall & base units incorporating oven and hob. Integrated microwave. Plumbed for washer. Stainless steel sink & drainer. Under stairs storage. Radiator. Combi gas central heating boiler.

#### First Floor Landing

Spindled balustrade. Loft access.

#### Bedroom 1

12'5 x 14'1 (3.78m x 4.29m)

Front aspect. Radiator.

#### Bedroom 2

11'3 x 7'8 (3.43m x 2.34m)

Rear aspect. Radiator.

#### Bathroom

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

#### External

Garden fronted, has a block paved driveway to the side and a good sized garden to the rear with lawn, patio & timber shed.

#### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £3 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.