



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

Byron Terrace Partington Street, Failsworth - EPC: B £330,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

26 Byron Terrace Partington Street Failsworth MANCHESTER M35 5EU	Energy rating	Valid until:	24 October 2026
	B	Certificate number:	2158-6904-7380-4986-0990

Property type	Detached house
Total floor area	90 square metres

Rules on letting this property

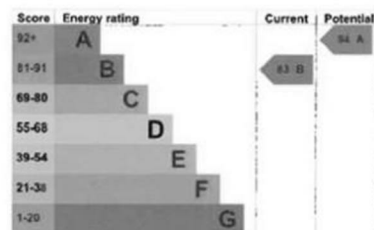
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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

****IMMACULATELY PRESENTED FAMILY HOME****EXTENDED TO REAR****UTILITY ROOM GARAGE CONVERSION****NOT OVERLOOKED AT REAR****NEW BUILD CIRCA 2016 BY MILLER HOMES**** We are delighted to offer for sale this fully modernised 3 bedroom detached property, situated in a very popular & convenient location, close to most local amenities, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, downstairs WC, spacious lounge, modern fitted kitchen, utility room, extended dining/sun room, 3 good sized bedrooms, a modern 3 piece en suite shower room and a modern 3 piece bathroom. Externally the property has the benefit of a block paved garden to the front, a driveway and attached storage garage (half has been converted into the utility room accessed internally, and a garden to the rear with artificial lawn & patio. Not overlooked at the rear.

Entrance Hallway

Stairs off. Ceramic floor tiled. Radiator.

Downstairs WC

Ceramic wall & floor tiled. Wash basin. Radiator.

Lounge

17'6 x 12'6 (5.33m x 3.81m)

2 radiators. Under stairs storage.

Kitchen

10'1 x 12'6 (3.07m x 3.81m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated dishwasher. Ceramic floor tiled. Radiator. Combi gas central heating boiler. French doors to sun room.

Utility Room

10'1 x 8'5 (3.07m x 2.57m)

Fitted wall & base units. Plumbed for washer. Ceramic floor tiled. Radiator.

Dining Room/Sun Room

9'4 x 14'3 (2.84m x 4.34m)

Wood laminate floor. Radiator. 2 Velux windows. Bi Folding doors to rear.

First Floor Landing

Spindled Balustrade. Loft access.

Bedroom 1

10'7 x 12'7 (3.23m x 3.84m)

Front aspect. Radiator.

En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

Bedroom 2

10'1 x 12'0 (3.07m x 3.66m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

10'2 x 7'4 (3.10m x 2.24m)

Rear aspect. Fitted wardrobes. Radiator.

Bathroom

Modern 3 piece white suite with waterfall shower to bath. Heated towel rail.

External

Block paved garden to the front, a driveway and attached storage garage (half has been converted into the utility room accessed internally, and a garden to the rear with artificial lawn & patio. Not overlooked at 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 £151 per annum. The Council Tax is in Band D 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.

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk