



# NPE

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## For Sale

8 Ashton Road East, Failsworth - EPC: D £250,000



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## Energy performance certificate (EPC)

8 Ashton Road East Fairworth MANCHESTER M35 9PT	Energy rating	Valid until:	1 July 2034
	<b>D</b>	Certificate number:	8234-5523-2300-68 02-9202

Property type Semi-detached house

Total floor area 97 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	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

### Breakdown of property's energy performance

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

\*\*\*\*CHAIN FREE\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\*LARGER THAN AVERAGE FAMILY HOME\*\*\*\* VERY POPULAR AND CONVENIENT LOCATION\*\*\*\* 2 BATHS\*\*\*\*VIEWING RECOMMENDED\*\*\*\* We are pleased to offer for sale this well maintained and spacious, 3 bedroom traditional 1930's bay fronted semi detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, dining room which can be used as a downstairs bedroom 4, downstairs 3 piece en-suite bathroom, fitted kitchen, conservatory, 3 bedrooms to the first floor along with a modern family bathroom. Externally the property has the benefit of gardens to the front & rear.

#### Porch

#### Entrance Hallway

Stairs off. Radiator. Under stairs storage.

#### Lounge

15'5 x 10'10 (4.70m x 3.30m)

Living flame gas fire. Bay window. Radiator.

#### Dining Room/Bedroom 4

12'11 x 10'10 (3.94m x 3.30m)

Radiator. French doors leading to en-suite/downstairs bathroom.

#### En-Suite/Downstairs Bathroom

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

#### Kitchen

9'1 x 5'3 (2.77m x 1.60m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Ceramic wall & floor tiled. Radiator. Integrated fridge.

#### uPVC Conservatory

8'5 x 7'2 (2.57m x 2.18m)

Ceramic floor tiled. Utility area off with plumbing for washer.

#### First Floor Landing

Loft access with drop down ladder. Loft boarded for storage and has a Velux window.

#### Bedroom 1

14'11 x 8'5 (to wardrobes) (4.55m x 2.57m (to wardrobes))

Front aspect. Fitted wardrobes. Bay window. Radiator.

#### Bedroom 2

13'8 x 8'4 (to wardrobes) (4.17m x 2.54m (to wardrobes))

Rear aspect. Fitted wardrobes. Radiator.

#### Bedroom 3

7'11 x 5'11 (2.41m x 1.80m)

Front aspect. Radiator.

#### Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail. Inset spotlights.

#### External

Gardens to the front & rear with block paved and flagged patios, timber decking & 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. £4 per annum. The council tax is in Band B 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.