



NPE

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For Sale

10 Frank Street, Failsworth - EPC: D £149,950



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Energy performance certificate (EPC)

10 Frank Street Fairworth MANCHESTER M35 6BF	Energy rating	Valid until:	21 July 2034
	D	Certificate number:	2000-4217-0022-2490-3343

Property type	Mid-terrace house
Total floor area	67 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/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		77 C
55-68	D	59 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

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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****CLOSE TO METROLINK STATION****WELL MAINTAINED****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** We offer for sale this spacious and well maintained 2 bedroom mid 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: Vestibule entrance, lounge, fitted dining kitchen, utility room, 2 bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted and has a private yard area to the rear.

Vestibule Entrance

Lounge

10'3 x 13'1 (3.12m x 3.99m)

Log burner fire. Radiator.

Dining Kitchen

11'10 x 11'5 (3.61m x 3.48m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Radiator. Under stairs storage.

Utility Room

6'6 x 6'11 (1.98m x 2.11m)

Plumbed for washer.

First Floor Landing

Bedroom 1

10'6 x 13'1 (3.20m x 3.99m)

Front aspect. Radiator. Built in wardrobe.

Bedroom 2

11'11 x 7'9 (3.63m x 2.36m)

Rear aspect. Radiator. Combi gas central heating boiler.

Bathroom

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

External

Pavement fronted and private yard area to the rear.

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.