



NPE

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For Sale

70 Grafton Street, Failsworth - EPC: D £169,950



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Energy performance certificate (EPC)

70 Grafton Street Failsworth MANCHESTER M35 9DY	Energy rating	Valid until:	9 July 2034
	D	Certificate number:	0434-9823-4300-0410-9292

Property type	Mid-terrace house
Total floor area	91 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 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		
55-68	D	61 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****LARGER THAN AVERAGE****VERY POPULAR & CONVENIENT LOCATION**** 2 RECEPTION ROOMS****NOT OVERLOOKED AT REAR****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this deceptively spacious 3 bedroom terraced property, situated in a very popular & convenient location, ideal for the first time buyer, family or investor. The property needs some modernisation but is larger than average and briefly comprises: Long entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms and a modern 3 piece white shower room. Externally the property is pavement fronted and has a private yard area to the rear. Not overlooked at the rear.

Long Entrance Hallway

Under stairs storage.

Lounge

11'7 x 10'9 (3.53m x 3.28m)

Radiator.

Dining Room

12'10 x 14'4 (3.91m x 4.37m)

Radiator. Log burner fire.

Kitchen

12'7 x 8'4 (3.84m x 2.54m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator.

Long First Floor Landing

Bedroom 1

11'6 x 14'4 (3.51m x 4.37m)

Front aspect. Radiator.

Bedroom 2

11'4 x 11'6 (3.45m x 3.51m)

Rear aspect. Radiator.

Bedroom 3

5'8 x 8'5 (1.73m x 2.57m)

Rear aspect. Radiator.

Shower Room

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

External

Pavement fronted and private yard area to the rear. Not overlooked at 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.