



NPE

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For Sale

87 Mather Street, Failsworth - EPC: C £225,000



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Energy performance certificate (EPC)

87 Mather Street Fallsworth MANCHESTER M35 0DS	Energy rating	Valid until: 9 June 2034
	C	Certificate number: 9509-3038-6206-3454-8200

Property type Semi-detached bungalow

Total floor area 61 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 C. It has the potential to be B.

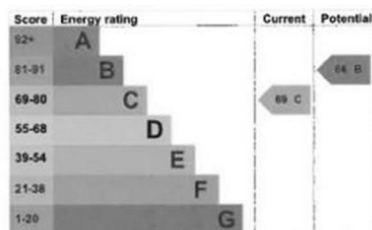
See how to improve this property's energy efficiency.

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



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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****LARGER THAN AVERAGE****LARGE GARDEN TO REAR****WELL MAINTAINED****IDEAL FOR OLDER COUPLE OR FAMILY**** We offer for sale this larger than average, well maintained 2 bedroom semi detached bungalow, situated in a popular & convenient cul de sac location, ideal for the older couple or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: porch, entrance hallway, spacious lounge, 3 piece white bathroom, fitted kitchen and 2 double bedrooms. Externally the property has the benefit of a garden to the front and a large garden to the rear with lawn, patio & shed.

Porch

Entrance Hallway

Loft access.

Lounge

15'6 x 12'11 (4.72m x 3.94m)

Living flame gas fire. Feature fireplace. Radiator.

Bathroom

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

Kitchen

10'9 x 9'1 (3.28m x 2.77m)

Fitted wall & base units. Single sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

Bedroom 1

14'11 x 9'9 (4.55m x 2.97m)

Side aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'11 x 9'10 (3.33m x 3.00m)

Rear aspect. Radiator.

External

Garden to front and large rear garden 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. £8 per annum. The council tax is in Band C 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.