



NPE

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For Sale

2 Simister Road, Failsworth - EPC: D £279,950



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Energy performance certificate (EPC)

2 Simister Road Fairworth MANCHESTER M35 9GD	Energy rating	Valid until:	16 July 2034
	D	Certificate number:	4000-4033-0822-2498-3343

Property type Semi-detached house

Total floor area 106 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		78 C
55-68	D	63 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****HIGHLY SOUGHT AFTER LOCATION****GOOD SIZED CORNER PLOT****LARGER THAN AVERAGE****EXTENDED TO REAR****IDEAL FAMILY HOME**** We are delighted to offer for sale this spacious, well maintained, extended 3 bedroom semi detached property, situated in a very popular & convenient location, close to most local amenities, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: porch, spacious entrance hallway, lounge, utility/WC, fitted kitchen, dining room, 3 bedrooms, a modern 2 piece shower room and separate WC. Externally the property has the benefit of a good sized corner plot with gardens to the front, side & rear. Detached garage and driveway to the rear. Viewing highly recommended. Lots of potential.

Porch

Spacious Entrance Hallway

Stairs off. Radiator.

Lounge

20'5 x 11'5 (6.22m x 3.48m)

Living flame gas fire. 2 radiators.

Utility/WC

11'2 x 4'7 (3.40m x 1.40m)

WC, wash basin. Plumbed for washer. Combi gas central heating boiler. Heated towel rail.

Kitchen

10'10 x 10'0 (3.30m x 3.05m)

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

Dining Room

11'2 x 15'1 (3.40m x 4.60m)

2 radiators.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

14'2 x 9'7 (to wardrobes) (4.32m x 2.92m (to wardrobes))

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'3 x 9'11 (3.12m x 3.02m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

6'11 x 8'8 (2.11m x 2.64m)

Front aspect. Fitted wardrobes. Radiator.

Shower Room

Modern 2 piece white shower suite. Ceramic wall tiled. Heated towel rail.

Separate WC

Ceramic wall tiled.

External

Good sized corner plot with gardens to the front, side & rear. Detached garage and driveway to 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 approx. £6 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.