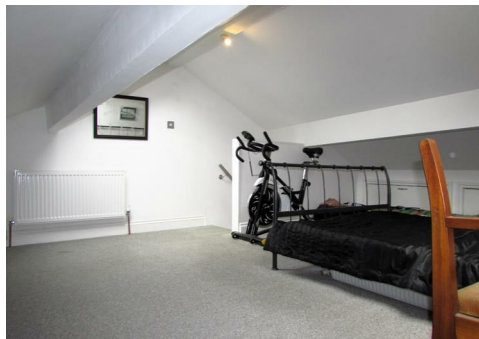




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For Sale

3 Ashton Road, Woodhouses - EPC: D £320,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

3 Ashton Road Fairworth MANCHESTER M35 9WL	Energy rating D	Valid until: 16 July 2034
		Certificate number: 5434-3023-5400-0783-0296

Property type	Mid-terrace house
Total floor area	101 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/landlords-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 B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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****IMMACULATELY PRESENTED****HIGHLY SOUGHT AFTER LOCATION****LARGE REAR GARDEN WITH DETACHED BAR/SUMMERHOUSE****EXTENDED TO REAR****LARGE ATTIC ROOM**** We offer for sale this deceptively spacious, extended and fully modernised 2 bedroom cottage, situated in a very popular location, ideal for the young professional couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, modern extended dining kitchen, downstairs WC, 2 bedrooms, a modern 3 piece shower room, and a large attic with fixed stairs off bedroom 1. Externally the property has the benefit of a driveway to the front and a large rear garden with timber shed (power to shed), greenhouse, 2nd parking space and detached bar with power, lighting and internet connection. Viewing highly recommended.

Vestibule Entrance

Lounge

11'10 x 14'10 (3.61m x 4.52m)

Log burner fire. Wood laminate floor. Radiator.

Extended Dining Kitchen

22'2 x 14'7 (6.76m x 4.45m)

Modern fitted wall & base units with central island. Integrated oven, hob & extractor, fridge, freezer & dishwasher. Open plan stairs off. Under stairs storage. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Boiler room with combi gas central heating boiler. 2 radiators. French doors to rear.

Downstairs WC

Wash basin. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

First Floor Landing

Bedroom 1

11'8 x 12'0 (3.56m x 3.66m)

Front aspect. Feature fireplace. Built in wardrobes. Stairs off leading to attic room.

Bedroom 2

10'10 x 8'5 (3.30m x 2.57m)

Rear aspect. Built in wardrobes. Radiator.

Shower Room

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

Attic Room

14'9 x 16'0 (4.50m x 4.88m)

2 Velux windows. Storage cupboards. Radiator. Fixed stairs off bedroom 1.

External

Driveway to the front and a large rear garden with timber shed (power to shed), greenhouse, 2nd parking space and detached bar (15'3 x 8'6) with power, lighting and internet connection

Tenure & Council Tax

We have been advised that this property is Freehold. 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.