



# NPE

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## For Sale

9 Fife Avenue, Chadderton - EPC: D £189,950



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## Energy performance certificate (EPC)

9 Rife Avenue Chadderton OLDHAM OL9 8AG	Energy rating	Valid until:	18 July 2034
	<b>D</b>	Certificate number:	0300-2461-6430-2194-5001

Property type: End-terrace house

Total floor area: 75 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		82 B
69-80	C		
55-68	D	64 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

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR CUL DE SAC LOCATION\*\*\*\*DOUBLE EXTENTION TO REAR\*\*\*\*LOTS OF POTENTIAL \*\*\*\* 2 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this largely extended 2 bedroom end town house, situated in a popular cul de sac location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, fitted kitchen, 2 good sized bedrooms and a 3 piece wet room. Externally the property has the benefit of a block paved driveway to the front and a flagged patio garden to the rear with detached workshop/kitchen 7'8 x 17'11 with fitted wall & base units, a stainless steel sink, rinser & drainer and ceramic wall & floor tiles.

#### Porch

#### Entrance Hallway

Stairs off.

#### Lounge

21'9 x 11'4 (6.63m x 3.45m)

Fitted electric fire. 2 radiators. Under stairs storage. Combi gas central heating boiler.

#### Kitchen

8'3 x 13'6 (2.51m x 4.11m)

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

#### First Floor Landing

Loft access.

#### Bedroom 1

9'5 x 11'6 (2.87m x 3.51m)

Front aspect. Fitted wardrobes. Radiator.

#### Bedroom 2

7'8 (min) 18'6 (max) x 13'6 (max) (2.34m (min) 5.64m (max) x 4.11m (max))

L- Shaped. Rear aspect. Radiator.

#### Wet Room

3 piece shower suite. Part ceramic wall tiled. Radiator.

#### External

Block paved driveway to the front and a flagged patio garden to the rear with detached workshop/kitchen 7'8 x 17'11 with fitted wall & base units, a stainless steel sink, rinser & drainer and ceramic wall & floor tiles.

#### 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.