



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

9 Francis Street, Failsworth - EPC: D £160,000



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

Energy performance certificate (EPC)

9 Francis Street Failsworth MANCHESTER M35 9QP	Energy rating	Valid until:	22 July 2034
	D	Certificate number:	0340-2451-8430-2294-2041

Property type	Mid-terrace house
Total floor area	84 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	60 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****VERY POPULAR LOCATION****SPACIOUS & WELL MAINTAINED****LARGE ATTIC ROOM****EXTENDED TO REAR****NOT OVERLOOKED AT REAR****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** We offer for sale this spacious & well maintained, extended 2 bedroom terraced property, situated in a very highly sought after location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, modern fitted kitchen, 2 bedrooms, a 3 piece white shower room and a large attic room with fixed spiral staircase. Externally the property is garden fronted and has a small garden to the rear. Not overlooked at the rear.

Lounge

10'7 x 13'0 (3.23m x 3.96m)

Radiator.

Dining Room

11'9 x 13'0 (3.58m x 3.96m)

2 radiators. Stairs off. French doors to rear.

Kitchen

10'0 x 6'7 (3.05m x 2.01m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer.

First Floor Landing

Spiral staircase leading to attic room.

Bedroom 1

10'8 x 13'1 (3.25m x 3.99m)

Front aspect. Built in cupboard. Radiator.

Bedroom 2

8'7 x 7'11 (2.62m x 2.41m)

Rear aspect. Radiator.

Shower Room

3 piece white shower suite. Radiator.

Attic Room

13'0 x 12'8 (3.96m x 3.86m)

Combi gas central heating boiler. 2 Velux windows. Storage cupboards. Fixed spiral staircase off first floor landing.

External

Garden fronted and has a small garden 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.