



# NPE

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## For Sale

52 Medway Road, Hollinwood - EPC: C £179,950



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# Energy performance certificate (EPC)

52 Medway Road OLDHAM OL8 4NP	Energy rating <b>C</b>	Valid until: 7 October 2031
		Certificate number: 9442-2208-4002-2009-9071

## Property type

Mid-terrace house

## Total floor area

71 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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

\*\*\*\*MODERNISED THROUGHOUT\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 LARGE DOUBLE BEDROOMS\*\*\*\*NOT OVERLOOKED AT THE REAR\*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious and fully modernised 2 bedroom town house, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, modern fitted dining kitchen, 2 double bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a double driveway to the front and a garden to the rear with patio and timber decking area which has an artificial lawn covering. Not overlooked at the rear.

## Entrance Hallway

Stairs off. Modern vertical radiator.

## Lounge

10'11 x 14'5 (3.33m x 4.39m)

Radiator.

## Dining Kitchen

9'2 x 18'10 (2.79m x 5.74m)

Modern fitted wall & base units. Single sink, rinser & drainer. Part ceramic wall tiled. Wood laminate floor. Plumbed for washer. Inset spotlights. Combi gas central heating boiler. Under stairs storage.

## First Floor Landing

Loft access.

## Bedroom 1

9'1 x 13'10 (2.77m x 4.22m)

Front aspect. Fitted wardrobes. Radiator.

## Bedroom 2

8'5 x 11'6 (2.57m x 3.51m)

Rear aspect. Wood laminate floor. Radiator.

## Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Floor tiled. Heated towel rail. Inset spotlights.

## External

Double driveway to the front and a garden to the rear with patio and timber decking which has an artificial lawn covering. 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.