



# NPE

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## For Sale

4 Edmund Street, Failsworth - EPC: D £135,000



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## Energy performance certificate (EPC)

4 Edmund Street Fairworth MANCHESTER M35 9BZ	Energy rating	Valid until:	5 August 2034
	<b>D</b>	Certificate number:	0320-2096-3480-26 04-4041

Property type	Mid-terrace house
Total floor area	69 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		88 B
69-80	C		
55-68	D	65 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 & CONVENIENT LOCATION\*\*\*\*SET BACK OFF MAIN ROAD IN SECLUDED POSITION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*IDEAL FOR FIRST TIME BUYER OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious 2 bedroom terraced property, situated in a popular & convenient location, set back off the main road, close to shops, a good bus route and a short walk to the Metrolink station. The property is uPVC double glazed & gas centrally heated and briefly comprises: Lounge, dining kitchen, 2 bedrooms and a 3 piece white bathroom. Externally the property has a garden to the front and a private yard area to the rear.

#### Lounge

13'2 x 14'1 (4.01m x 4.29m)

Radiator. Wood laminate floor.

#### Dining Kitchen

9'7 x 14'1 (2.92m x 4.29m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. Under stairs storage. Combi gas central heating boiler.

#### First Floor Landing

#### Bedroom 1

13'3 x 14'1 (4.04m x 4.29m)

Front aspect. Feature fireplace. Radiator.

#### Bedroom 2

7'0 x 9'1 (2.13m x 2.77m)

Rear aspect. Radiator.

#### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

#### External

Garden to the front and a private yard area 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. £1 per annum. 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.