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For Sale

324 Ashton Road East, Failsworth - EPC: D £300,000



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Energy performance certificate (EPC)

324 Ashton Road East Failsworth MANCHESTER M35 9HF	Energy rating D	Valid until: 12 January 2032 Certificate number: 6342-5029-3020-2097-0292
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Property type

Semi-detached house

Total floor area

114 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 D. It has the potential to be C.

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

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or email you enquirers to sales@npestates.co.uk

****MODERNISED TO HIGH SPEC THROUGHOUT****LARGER THAN AVERAGE****VERY POPULAR LOCATION**** LARGE 4TH BEDROOM ATTIC CONVERSION & CONSERVATORY****IDEAL FOR FAMILY**** We are delighted to offer for sale this luxury modernised and larger than average 4 bedroom semi detached property, situated in a highly sought after location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated & has TV points in all the bedrooms and the conservatory. Briefly comprises: Open plan entrance area, spacious lounge, modern fitted kitchen, uPVC conservatory, 3 bedrooms and a luxury 4 piece white bathroom to the first floor and a large 4th bedroom attic conversion. Externally the property has the benefit of a large block paved driveway to the front, an attached garage and a garden to the rear with lawn, patio & timber decking. Viewing highly recommended.

Open Plan Entrance Area

Solid oak staircase. Under stairs storage. Radiator. Open plan with lounge. Marble tiled floor.

Lounge

15'8 x 14'5 (4.78m x 4.39m)

Living flame gas fire. Radiator. Italian Marble tiled floor. French doors to conservatory.

Kitchen

9'11 x 9'9 (3.02m x 2.97m)

Modern fitted wall & base units with solid oak worktops. Integrated oven, hob & extractor, fridge & freezer, dishwasher. Plumbed for washer and space for tumble dryer. Ceramic floor tiled. Belfast ceramic sink unit.

uPVC Conservatory

12'10 x 8'5 (3.91m x 2.57m)

Porcelain tiled floor. Radiator.

First Floor Landing

Inset spotlights. Stairs off leading to bedroom 4.

Bedroom 1

13'0 x 12'1 (3.96m x 3.68m)

Front aspect. Wood laminate floor. Radiator.

Bedroom 2

9'6 x 12'0 (2.90m x 3.66m)

Rear aspect. Wood laminate floor. Radiator.

Bedroom 3

7'0 x 7'10 (2.13m x 2.39m)

Front aspect. Wood laminate floor. Radiator.

Bathroom

Luxury 4 piece suite including large walk in shower cubicle & large corner Jacuzzi bath with multicoloured lights and radio. Built in TV on wall. Ceramic wall & floor tiled. Inset spotlights. Heated towel rail.

Bedroom 4

11'11 x 12'5 (3.63m x 3.78m)

Velux window. Inset spotlights. Radiator. Fixed stairs off first floor landing.

External

Large block paved driveway to the front, an attached garage and a garden to the rear with lawn, patio & timber decking.

Tenure

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 per annum.

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.