

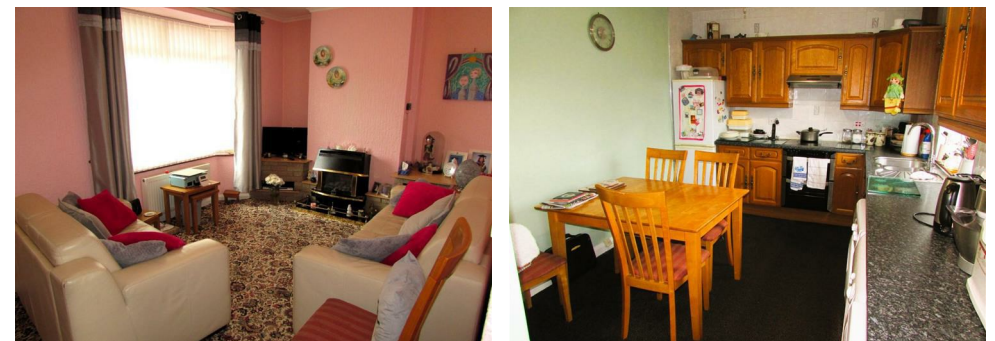


NPE

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For Sale

64 First Avenue, Limeside - EPC: D £169,950



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Energy performance certificate (EPC)

64 First Avenue OLDHAM OL8 3SH	Energy rating D	Valid until: 28 August 2034
		Certificate number: 0320-2698-3480-2324-3141

Property type	Mid-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		86 B
69-80	C		
55-68	D	66 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

****DECEPTIVELY SPACIOUS****WELL MAINTAINED****POPULAR & CONVENIENT LOCATION****NOT OVERLOOKED AT THE REAR****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this spacious and well maintained 3 bedroom mid town house, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, lounge, fitted dining kitchen, 3 good sized bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a driveway to the front and a garden to the rear with lawn, patio and brick outhouse. Not overlooked at the rear.

Porch

Lounge

11'1 x 19'2 (3.38m x 5.84m)

Living flame gas fire. Bay window. 2 radiators. Open plan stairs off.

Dining Kitchen

9'7 x 12'10 (2.92m x 3.91m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. Pantry. Under stairs storage.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

9'10 x 8'9 (to wardrobes) (3.00m x 2.67m (to wardrobes))

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

9'9 x 13'1 (2.97m x 3.99m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

6'9 x 9'4 (2.06m x 2.84m)

Front aspect. Radiator.

Bathroom

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

External

Driveway to the front and garden to the rear with lawn & patio, & brick outhouse. Not overlooked at the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold with a ground rent of £20 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.