



NPE

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For Sale

23 Valentine Street, Failsworth - EPC: D £159,950



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Energy performance certificate (EPC)			
23 Valentine Street Falsworth MANCHESTER M35 0EW	Energy rating D	Valid until:	3 November 2031
		Certificate number:	9422-2004-9092-2009-9055

Property type	Mid-terrace house
Total floor area	73 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/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 rating and score

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

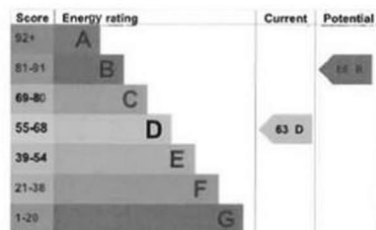
[See how to improve this property's energy efficiency.](#)

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



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

****CHAIN FREE****EXTENDED TO REAR****POPULAR & CONVENIENT LOCATION****CLOSE TO METROLINK STATION**** 2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR**** We offer for sale this spacious and extended 2 bedroom end town house, situated in a popular & convenient location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, fitted kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a small garden to the rear.

Porch

Entrance Hallway

Stairs off.

Lounge

15'3 x 11'9 (4.65m x 3.58m)

Living flame gas fire. Radiator.

Dining Room

7'4 x 14'11 (2.24m x 4.55m)

Radiator. Under stairs storage. Open through to kitchen.

Kitchen

6'4 x 11'3 (1.93m x 3.43m)

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

First Floor Landing

Bedroom 1

12'9 x 14'10 (3.89m x 4.52m)

Front aspect. Radiator.

Bedroom 2

10'3 x 8'8 (3.12m x 2.64m)

Rear aspect. Radiator.

Bathroom

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

External

Garden fronted and small garden 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. £5 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.