



NPE

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For Sale

16 Ogden Road, Failsworth - EPC: C £189,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

16 Ogden Road Failsworth MANCHESTER M35 0WN	Energy rating C	Valid until: 1 May 2033 Certificate number: 7000-8427-0522-3003-4573
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Property type

Mid-terrace house

Total floor area

79 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 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.](#)

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****DECEPTIVELY SPACIOUS****POPULAR LOCATION****MODERN INTERIOR**** 3 GOOD SIZED BEDROOMS ****NOT OVERLOOKED AT THE REAR****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this spacious & modern 3 bedroom 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: Entrance hallway, sunshine lounge, fitted kitchen, 3 good sized bedrooms and a 2 piece bathroom with separate WC. Externally the property has the benefit of a driveway to the front and a garden to the rear with lawn & patio. Not overlooked at the rear.

Entrance Hallway

Stairs off. Radiator. Under stairs storage.

Sunshine Lounge

17'3 x 12'2 (5.26m x 3.71m)

2 radiators.

Kitchen

8'9 x 12'8 (2.67m x 3.86m)

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

First Floor Landing

Loft access.

Bedroom 1

9'7 x 14'0 (2.92m x 4.27m)

Front aspect. Radiator.

Bedroom 2

7'7 x 13'11 (2.31m x 4.24m)

Rear aspect. Radiator.

Bedroom 3

7'11 x 10'9 (2.41m x 3.28m)

Front aspect. Radiator.

Bathroom

2 piece suite with electric shower to bath. Ceramic wall tiled. Radiator.

Separate WC

External

Driveway to the front and a garden to the rear with lawn & patio. 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.