



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

25 Grange Street, Failsworth - EPC: C £145,000



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

Energy performance certificate (EPC)

25, Grange Street
Failsworth
MANCHESTER
M35 0HU

Energy rating

C

Valid until:

23 March 2026

Certificate number:

8526-7527-4800-1384-5922

Property type

End-terrace house

Total floor area

83 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 C. It has the potential to be B.

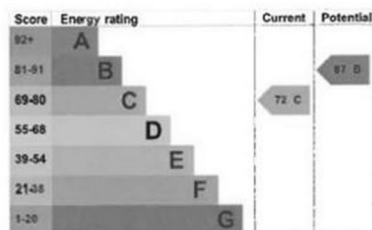
See [how to improve this property's energy efficiency](#).

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



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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****RECENTLY MODERNISED THROUGHOUT ****NOT OVERLOOKED AT REAR****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this deceptively spacious & recently modernised 2 bedroom terraced property, situated in a popular & convenient location, close to shops, bus route and Metrolink station, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, modern fitted dining kitchen, 2 bedrooms and a 3 piece white bathroom. Externally, the property is pavement fronted and has a private yard area to the rear. Not overlooked at the rear.

Vestibule Entrance

Lounge

13'2 x 13'1 (4.01m x 3.99m)

Radiator.

Dining Kitchen

11'11 x 13'0 (3.63m x 3.96m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Plumbed for washer. Under stairs storage. Radiator.

First Floor Landing

Loft access.

Bedroom 1

13'2 x 13'2 (4.01m x 4.01m)

Front aspect. Wood laminate floor. Radiator. Built in cupboard.

Bedroom 2

8'11 x 6'8 (2.72m x 2.03m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with waterfall shower to P-shaped bath. Ceramic wall & floor tiled. Heated towel rail.

External

Pavement fronted and private yard area to the rear. Not overlooked at 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. £10 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.