



NPE

Estate Agents Lettings
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For Sale

969 Ashton Road, Bardsley - EPC: D £174,950



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

Energy performance certificate (EPC)

969 Ashton Road OLDHAM OL8 3HX	Energy rating	Valid until:	3 October 2034
	D	Certificate number:	9360-2104-8400-2604-1225

Property type	Semi-detached house
Total floor area	54 square metres

Rules on letting this property

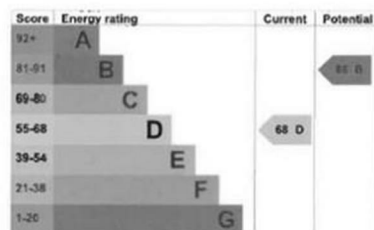
Properties can be let if they have an energy rating from A to E.

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

****VERY POPULAR LOCATION****MODERN STYLE****NOT OVERLOOKED AT THE FRONT****
DRIVEWAY & CAR PORT TO REAR****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this well maintained, modern style 2 bedroom semi detached property, situated in a very popular 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, lounge, fitted dining kitchen, 2 bedrooms and a 3 piece shower suite. Externally the property has the benefit of gardens to the front & rear with patio & timber shed, and a car port/driveway to the rear. Not overlooked at the front.

Porch

Lounge

13'11 x 12'1 (4.24m x 3.68m)

Open plan stairs off. Radiator.

Dining Kitchen

8'9 x 12'0 (2.67m x 3.66m)

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

First Floor Landing

Loft access.

Bedroom 1

8'1 x 12'1 (2.46m x 3.68m)

Rear aspect. Radiator.

Bedroom 2

7'10 x 8'10 (2.39m x 2.69m)

Front aspect. Radiator. Built in cupboard. Combi gas central heating boiler.

Shower Room

6'5 x 5'6 (1.96m x 1.68m)

3 piece shower suite. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

External

Gardens to the front & rear with patio & timber shed, and a car port/driveway to the rear. Not overlooked at the front.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £40 per annum. The council tax is in Band B 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.

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