



NPE

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For Sale

1 Shirley Avenue, Chadderton - EPC: D £239,950



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Energy performance certificate (EPC)

1 Shirley Avenue Chadderton OLDHAM OL9 8DH	Energy rating D	Valid until: 31 October 2034
		Certificate number: 9340-2219-8400-2574-2361

Property type Semi-detached house

Total floor area 71 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/landlords-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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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

****CHAIN FREE****POPULAR & CONVENIENT CUL DE SAC LOCATION****EXTENDED TO REAR****LARGE CORNER PLOT****LOTS OF POTENTIAL****IDEAL FOR FIRST TIME BUYER OR FAMILY**** We offer for sale this spacious and well maintained, extended 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, spacious through lounge/dining room, extended kitchen, 3 bedrooms and a 3 piece white shower room. Externally the property has the benefit of a garden to the front, a driveway and detached garage to the side and a large landscaped corner plot garden to the side and rear with lawn, patio and well stocked borders.

Porch

Through Lounge/Dining room

20'9 x 15'3 (6.32m x 4.65m)

2 radiators. Open plan stairs off. Opening through to kitchen.

Extended Kitchen

9'0 x 14'2 (2.74m x 4.32m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. French doors to the rear.

First Floor Landing

Loft access.

Bedroom 1

11'7 x 9'1 (3.53m x 2.77m)

Front aspect. Radiator.

Bedroom 2

12'6 x 9'1 (3.81m x 2.77m)

Rear aspect. Radiator.

Bedroom 3

6'7 x 6'0 (2.01m x 1.83m)

Rear aspect. Radiator.

Shower Room

3 piece white shower suite. Heated towel rail.

External

Garden to the front, a driveway and detached garage to the side and a large landscaped corner plot garden to the side and rear with lawn, patio and well stocked borders.

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 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.