



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

2 Argyll Park Road, Failsworth - EPC: D £239,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)



## Energy performance certificate (EPC)

2 Argyll Park Road Fairworth MANCHESTER M35 9NP	Energy rating	Valid until:	11 December 2034
	<b>D</b>	Certificate number:	4434-5022-6409-0119-5292

Property type	Semi-detached house
Total floor area	66 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+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*WELL MAINTAINED\*\*\*\*CONSERVATORY TO REAR\*\*\*\*OVERLOOKS CRICKET PITCH TO REAR\*\*\*\* We offer for sale this spacious and well maintained 3 bedroom semi detached property, situated in a very highly sought after location, ideal for the first time buyer or family. The property is uPVC double glazed, combi gas centrally heated, has CCTV and security alarm and briefly comprises: Porch, entrance hallway, downstairs WC, spacious lounge, fitted kitchen, uPVC conservatory, 3 bedrooms and a 3 piece white shower room. Externally the property has the benefit of a garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & shed. Overlooks cricket pitch to rear.

#### Porch

**Entrance Hallway**  
Stairs off.

**Downstairs WC**  
Radiator.

**Lounge**  
13'5 x 14'1 (4.09m x 4.29m)  
Living flame gas fire. Feature fireplace. Radiator.

**Kitchen**  
8'5 x 11'11 (2.57m x 3.63m)  
Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Under stairs storage. Radiator.

**uPVC Conservatory**  
8'6 x 10'11 (2.59m x 3.33m)  
Radiator.

**First Floor Landing**  
Loft access with drop down ladder. Loft part boarded for storage.

**Bedroom 1**  
11'3 x 8'2 (3.43m x 2.49m)  
Front aspect. Built in wardrobe. Radiator.

**Bedroom 2**  
8'7 x 9'11 (2.62m x 3.02m)  
Rear aspect. Built in wardrobe. Combi gas central heating boiler. Radiator.

**Bedroom 3**  
8'5 x 6'4 (2.57m x 1.93m)  
Front aspect. Radiator.

**Shower Room**  
3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

**External**  
Garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & shed. Overlooks cricket pitch to 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. £6 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.