



NPE

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For Sale

50 Kirby Avenue, Chadderton - EPC: D £169,950



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Energy performance certificate (EPC)

50 Kirby Avenue Chadderton OLDHAM OL9 9FF	Energy rating	Valid until:	18 November 2034
	D	Certificate number:	9483-3922-6209-3784-3200

Property type	End-terrace house
Total floor area	73 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/minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/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		85 B
69-80	C		
55-68	D	56 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 LOCATION****DECEPTIVELY SPACIOUS****NEEDS SOME MODERNISATION****REALISTICALLY PRICED****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this spacious 3 bedroom end town house, situated in a popular location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms and a 3 piece wet room. Externally the property has the benefit of a garden and driveway to the front and a garden to the rear.

Entrance Hallway

Stairs off. Radiator.

Lounge

14'11 x 11'7 (4.55m x 3.53m)

Fitted gas fire.

Dining Room

7'1 x 8'10 (2.16m x 2.69m)

Radiator.

Kitchen

8'11 x 8'2 (2.72m x 2.49m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Under stairs storage. Radiator.

First Floor Landing

Loft access.

Bedroom 1

11'11 x 10'7 (3.63m x 3.23m)

Front aspect. Radiator.

Bedroom 2

9'11 x 10'7 (3.02m x 3.23m)

Rear aspect. Radiator.

Bedroom 3

5'8 x 6'8 (1.73m x 2.03m)

Front aspect. Radiator.

Wet Room

3 piece shower suite. Ceramic wall tiled. Radiator.

External

Garden and driveway to the front. Garden to 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.