

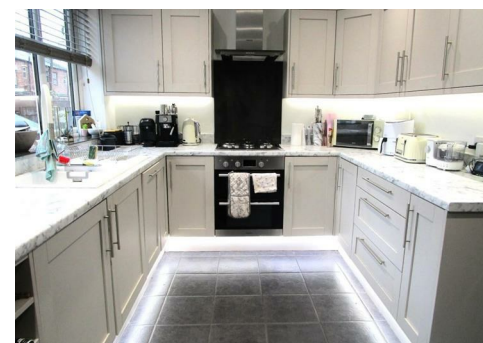


NPE

Estate Agents Lettings
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For Sale

1 Beech Street, Failsworth - EPC: D £174,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy Performance Certificate



1, Beech Street, Failsworth, MANCHESTER, M35 0BE

Dwelling type: end-terrace house
 Date of assessment: 17 July 2015
 Date of certificate: 18 July 2015
 Reference number: 0036-2873-7531-9695-7651
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 70 m²

Use this document to:

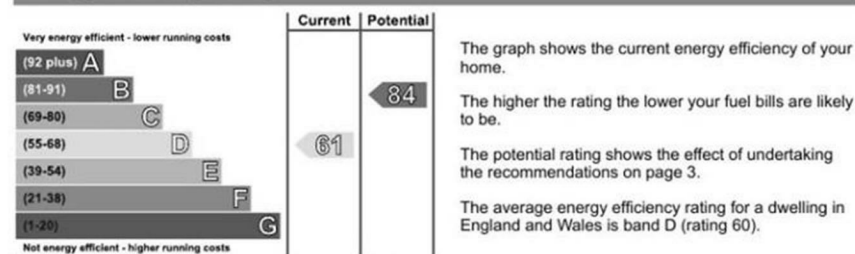
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,604
Over 3 years you could save	£ 846

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 141 over 3 years	
Heating	£ 2,007 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
Totals	£ 2,604	£ 1,758	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 504	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 117	✓
3 Low energy lighting for all fixed outlets	£35	£ 117	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****MODERNISED THROUGHOUT****LARGE 3RD BEDROOM ATTIC CONVERSION****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** NP Estates are delighted to offer for sale this stunning, well presented three bedroom property located in Failsworth within walking distance from the MetroLink, supermarkets and local amenities. The property benefits from combi gas central heating, uPVC double glazed windows throughout and briefly comprises of: Entrance hallway, good size lounge, modern high spec kitchen diner with under counter lights with integrated dishwasher and washing machine. First floor, two really good size double bedrooms, modern family bedroom, 3-piece suite with shower, and a good size double loft conversation bedroom to the 2nd floor. Externally the property is garden fronted and has a well maintained yard/small garden to the rear. The property is immaculate throughout and is in the ideal location for transport and supermarkets. Viewings highly recommended so you can see the full potential of what the property offers.

Entrance Hallway

Stairs off. Radiator.

Lounge

12'5 x 12'10 (3.78m x 3.91m)

Radiator.

Dining Kitchen

10'5 x 15'10 (3.18m x 4.83m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Integrated washer & dishwasher. Ceramic floor tiled. Modern vertical radiator. Under stairs storage. Combi gas central heating boiler. French doors to rear.

First Floor Landing

Stairs off leading to bedroom 3. Radiator.

Bedroom 1

12'5 x 9'6 (3.78m x 2.90m)

Front aspect. Radiator.

Bedroom 2

10'5 x 9'6 (3.18m x 2.90m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Heated towel rail.

Bedroom 3

15'11 x 11'9 (4.85m x 3.58m)

2nd Floor. Storage cupboards. Radiator. Fixed stairs off first floor landing.

External

Garden fronted and private yard/small garden to 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.