



# NPE

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## For Sale

20 Beswick Drive, Failsworth - EPC: C £189,950



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Energy performance certificate (EPC)			
20, Beswick Drive Fallowfield MANCHESTER M14 6RW	Energy rating  <b>C</b>	Valid until:	15 January 2030
		Certificate number:	8910-6129-4510-9896-4292
Property type		Mid-terrace house	
Total floor area		77 square metres	

### Rules on letting this property

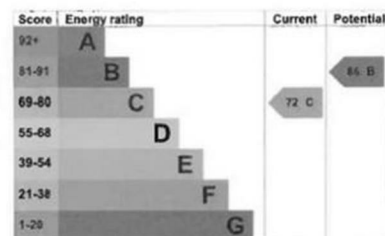
Properties can be let if they have an energy rating from A to E.

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 C. 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

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

\*\*\*\*CHAIN FREE\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*MODERN INTERIOR\*\*\*\* 2 RECEPTION ROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this larger than average, modernised 2 bedroom mid town house, situated in a popular & convenient location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen, 2 double bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a driveway to the front and a garden to the rear. Viewing highly recommended.

### Entrance Hallway

Stairs off.

### Lounge

12'5 x 12'8 (3.78m x 3.86m)

Fitted electric fire. Feature fireplace. Radiator. Opening through to dining room.

### Dining Room

8'1 x 9'8 (2.46m x 2.95m)

Radiator.

### Kitchen

11'4 x 8'9 (3.45m x 2.67m)

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

### First Floor Landing

Loft access. Airing cupboard.

### Bedroom 1

9'10 x 15'10 (3.00m x 4.83m)

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

### Bedroom 2

11'0 x 10'0 (3.35m x 3.05m)

Rear aspect. Radiator.

### Bathroom

3 piece white suite with electric shower to bath. Ceramic wall tiled. Radiator.

### External

Driveway to the front and 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.