

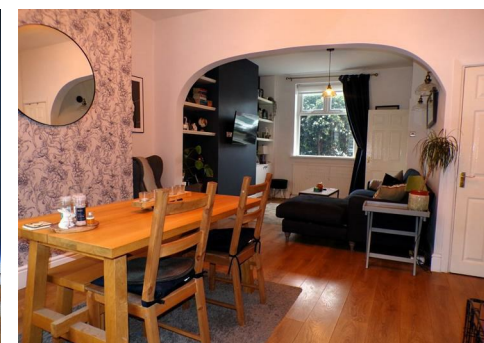
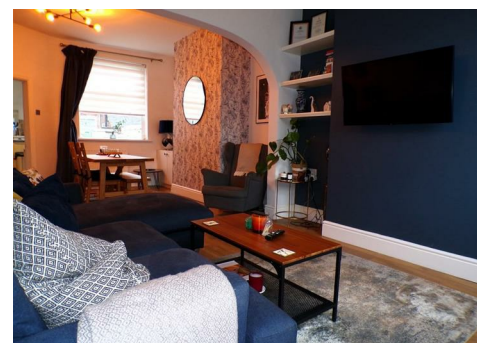


NPE

Estate Agents Lettings
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For Sale

11 Vesper Street, Failsworth - EPC: C £169,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

11 Vesper Street Fairworth MANCHESTER M35 9JS	Energy rating C	Valid until: 5 February 2035
		Certificate number: 0600-1563-6122-4408-3253

Property type	Mid-terrace house
Total floor area	69 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 C. 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		89 B
69-80	C	69 C	
55-68	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

****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS**** 2 RECEPTION ROOMS**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** We offer for sale this deceptively spacious 2 bedroom terraced property, situated in a very popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, fitted kitchen, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally the property is garden fronted and has a private yard to the rear with artificial lawn & patio.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

11'5 x 11'6 (3.48m x 3.51m)

Radiator. Arch through to dining room.

Dining Room

11'9 x 14'4 (3.58m x 4.37m)

Under stairs storage. Radiator.

Kitchen

11'7 x 6'7 (3.53m x 2.01m)

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

First Floor Landing

Loft access.

Bedroom 1

11'1 x 13'2 (3.38m x 4.01m)

Front aspect. Radiator.

Bedroom 2

12'2 x 7'10 (3.71m x 2.39m)

Rear aspect. Radiator. Combi gas central heating boiler.

Bathroom

Modern 3 piece white suite with electric shower to bath. Heated towel rail.

External

Garden fronted and private yard area to the rear with artificial lawn & patio.

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.