

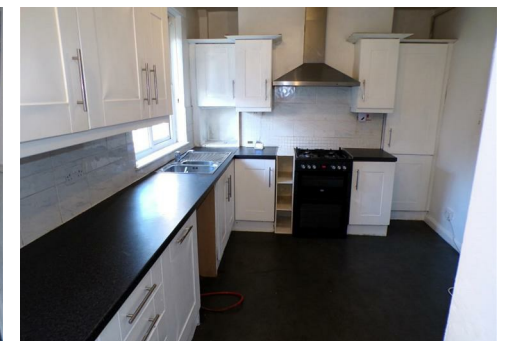


NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

14 Ninth Avenue, Limeside - EPC: D £159,950



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

Energy performance certificate (EPC)

14 Ninth Avenue OLDHAM OL8 3LR	Energy rating D	Valid until: 26 February 2035
		Certificate number: 5235-6222-9400-0936-7226

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/landlords-to-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+	A		
81-91	B		83 B
69-80	C		
55-68	D	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

****CHAIN FREE****DECEPTIVELY SPACIOUS****WELL MAINTAINED***** 3 GOOD SIZED BEDROOMS**** IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this chain free, deceptively spacious and well maintained 3 bedroom mid town house, ideal for the first time buyer, family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance area, spacious lounge, fitted kitchen, 3 good sized 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 with lawn & patio.

Entrance Area

Lounge

9'11 x 19'2 (3.02m x 5.84m)

2 radiators. Open plan stairs off. Under stairs storage.

Kitchen

9'7 x 14'7 (2.92m x 4.45m)

Fitted wall & base units. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Pantry. Radiator.

First Floor Landing

Spindled balustrade.

Bedroom 1

9'11 x 10'4 (3.02m x 3.15m)

Front aspect. Radiator.

Bedroom 2

9'10 x 14'1 (3.00m x 4.29m)

Rear aspect. Radiator.

Bedroom 3

6'6 x 9'5 (1.98m x 2.87m)

Front aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

External

Driveway to the front and garden to rear with 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.