

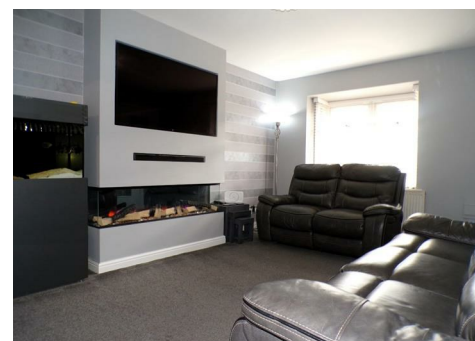


# NPE

Estate Agents Lettings  
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## For Sale

4 Mitchells Quay, Failsworth - EPC: D £290,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

4 Mitchell Quay FAIRSWORTH M35 0QQ	Energy rating <b>D</b>	Valid until: 8 April 2035
		Certificate number: 0212-3048-9204-0575-9200

Property type Semi-detached house

Total floor area 105 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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

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

\*\*\*\*UNIQUE PROPERTY WITH LARGE DETACHED ANNEX TO REAR\*\*\*\* MODERN & SPACIOUS FAMILY HOME\*\*\*\*IDEAL FOR WORKING FROM HOME\*\*\*\*LOTS OF POTENTIAL\*\*\*\*POPULAR CUL DE SAC LOCATION\*\*\*\* We offer for sale this modern and spacious, extended 3 bedroom semi detached with large detached annex to rear, situated in a popular & convenient location, ideal for the family and with a unique home working opportunity. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, modern fitted dining kitchen, sun room, a side office room and kitchen accessed externally, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a driveway to the front and a flagged patio garden to the rear with a large detached annex with power and lighting. Viewing highly recommended.

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

14'11 x 11'2 (4.55m x 3.40m)

Modern inset electric fire. Radiator. Under stairs storage.

#### Dining Kitchen

9'2 x 14'7 (2.79m x 4.45m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Plumbed for washer. Ceramic wall tiled. Radiator. French door's through to sun room.

#### Sun Room

7'5 x 12'2 (2.26m x 3.71m)

Radiator.

#### Office

9'7 x 6'2 (2.92m x 1.88m)

Part of the extension accessed externally. Leads through to 2nd kitchen.

#### Kitchen 2

13'6 x 6'2 (4.11m x 1.88m)

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

#### First Floor Landing

Spindled balustrade.

#### Bedroom 1

8'1 x 12'6 (2.46m x 3.81m)

Front aspect. Fitted wardrobes. Radiator.

#### Bedroom 2

9'9 x 7'1 (2.97m x 2.16m)

Rear aspect. Combi gas central heating boiler. Radiator.

#### Bedroom 3

6'6 x 7'2 (1.98m x 2.18m)

Rear aspect. Loft access. Radiator.

#### Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

#### Detached Annex

14'8 x 20'6 (4.47m x 6.25m)

Full power and lighting with electric heaters.

#### External

Driveway to the front and flagged patio garden to the rear.

#### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of £75 per annum. The council tax is in Band B 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.