



# NPE

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## For Sale

42 Norman Street, Failsworth - EPC: C £179,950



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## Energy performance certificate (EPC)

42 Norman Street Fairworth MANCHESTER M35 9EJ	Energy rating <b>C</b>	Valid until: 8 April 2035
		Certificate number: 0000-8916-0722-3404-3453

Property type	Mid-terrace house
Total floor area	85 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		86 B
69-80	C	73 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

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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\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* 2 DOUBLE BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious 2 double bedroomed mid terraced property, 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: Long entrance hallway, lounge, dining room, fitted kitchen, 2 double bedrooms and a 3 piece white bathroom. Externally, the property is garden fronted and has a private yard area to the rear.

#### Long Entrance Hallway

Under stairs storage.

#### Lounge

10'9 x 11'2 (3.28m x 3.40m)

Radiator.

#### Dining Room

14'4 x 12'1 (4.37m x 3.68m)

Radiator. Stairs off.

#### Kitchen

8'11 x 8'0 (2.72m x 2.44m)

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

#### Long First Floor Landing

#### Bedroom 1

14'3 x 11'2 (4.34m x 3.40m)

Front aspect. Radiator. Storage cupboard.

#### Bedroom 2

10'11 x 12'2 (3.33m x 3.71m)

Rear aspect. Radiator.

#### Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Radiator. Combi gas central heating boiler.

#### External

Garden fronted and private yard area 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.