



# NPE

Estate Agents Lettings  
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## For Sale

36 Church Street, Failsworth - EPC: D £149,950



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| Energy performance certificate (EPC)                  |                           |                     |                          |
|---|---------------------------|---------------------|--------------------------|
| 36 Church Street<br>Fallowth<br>MANCHESTER<br>M35 9JW | Energy rating<br><b>D</b> | Valid until:        | 18 August 2032           |
|   |                           | Certificate number: | 0430-2248-3080-2392-9025 |
| Property type   |                           | Mid-terrace house   |                          |
| Total floor area                                      |                           | 65 square metres    |                          |

### Rules on letting this property

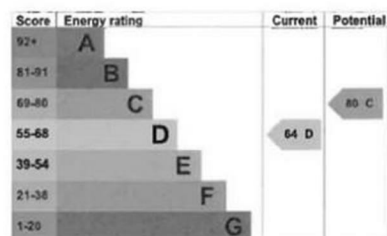
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*OPEN PLAN LIVING /DINING ROOM\*\*\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Open plan lounge/dining room, fitted kitchen, 2 bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted and has a private yard area to the rear.

### Lounge/Dining Room

23'10 x 13'3 (7.26m x 4.04m)

2 radiators. Open plan stairs off.

### Kitchen

11'1 x 6'8 (3.38m x 2.03m)

Fitted base units incorporating integrated hob. Single sink & drainer. Plumbed for washer.

### First Floor Landing

### Bedroom 1

13'2 x 9'9 (4.01m x 2.97m)

Front aspect. Radiator.

### Bedroom 2

10'6 x 7'5 (3.20m x 2.26m)

Rear aspect. Radiator. Combi gas central heating boiler.

### Bathroom

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

### External

Pavement fronted and private yard area 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 approx. £2 per annum. 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.