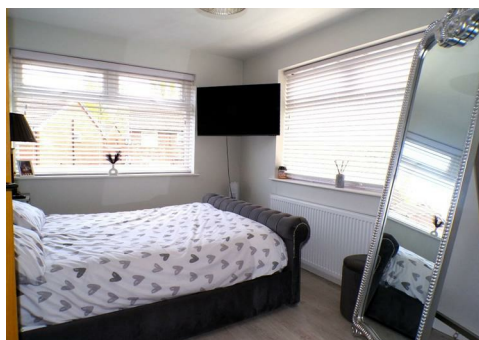
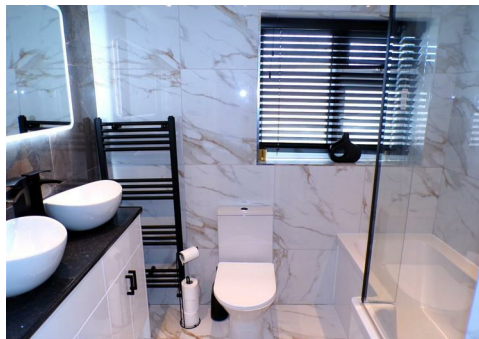




NPE

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For Sale

19 Massey Avenue, Failsworth - EPC: C £279,950



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

Energy performance certificate (EPC)

19 Massey Avenue Fairworth MANCHESTER M35 9LG	Energy rating C	Valid until: 16 April 2035
		Certificate number: 0900-5462-0622-4491-3453

Property type	End-terrace house
Total floor area	86 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		84 B
69-80	C	71 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

****MODERNISED THROUGHOUT****DOUBLE EXTENSION TO SIDE****GOOD SIZED CORNER PLOT****POPULAR CUL DE SAC LOCATION**** 3 DOUBLE BEDROOMS****IDEAL FOR FIRST TIME BUYER OR FAMILY**** We offer for sale this largely extended, spacious and fully modernised 3 bedroom end town house, situated in a popular cul de sac location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, modern fitted kitchen, 3 double bedrooms and a modern 4 piece white bathroom. Externally the property has the benefit of a driveway to the front and a good sized corner plot with gardens to the side & rear, extra driveway and detached garage to the rear. We have been advised the driveway is private and for the sole use of Number 19. Lots of potential. Viewing highly recommended.

Entrance Hallway

Stairs off. Radiator.

Lounge

15'8 x 11'5 (4.78m x 3.48m)

Ceramic floor tiled. Radiator.

Kitchen

7'9 x 15'2 (2.36m x 4.62m)

Modern fitted wall & base units with Quartz worktops. Integrated oven, hob & extractor, fridge, freezer, washer & microwave. Single sink & drainer. Ceramic floor tiled. Under stairs storage. Combi gas central heating boiler. Opening through to dining room.

Dining Room/2nd Sitting Room

14'0 x 9'0 (4.27m x 2.74m)

Ceramic floor tiled. Modern vertical radiator. French doors to side.

Rear Porch

First Floor Landing

Loft access.

Bedroom 1

11'6 x 14'11 (3.51m x 4.55m)

Front aspect. Radiator.

Bedroom 2

12'1 x 8'11 (3.68m x 2.72m)

Rear aspect. Radiator.

Bedroom 3

12'3 x 9'2 (3.73m x 2.79m)

Side aspect. Radiator. Built in wardrobe.

Bathroom

Modern 4 piece white suite with waterfall shower to bath and twin sink units. Ceramic wall & floor tiled. Heated towel rail.

External

Driveway to the front and a good sized corner plot with gardens to the side & rear, extra driveway and detached garage to the rear. The driveway is private and for the sole use of Number 19.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £4 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.