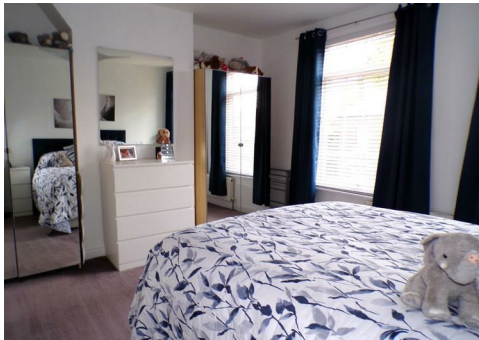




NPE

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For Sale

19 Lancaster Avenue, Failsworth - EPC: D £189,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy performance certificate (EPC)

19 Lancaster Avenue Fairworth MANCHESTER M35 6AP	Energy rating D	Valid until: 29 April 2035
		Certificate number: 3535-4824-0400-06-00-9276

Property type	Mid-terrace house
Total floor area	80 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 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		
55-68	D	65 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

****POPULAR & CONVENIENT LOCATION****MODERN & SPACIOUS****CLOSE TO METROLINK**** NO THROUGH ROAD****2 RECEPTION ROOMS**** 2 DOUBLE BEDROOMS****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this deceptively spacious and modernised 2 bedroom 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, modern fitted kitchen, 2 double bedrooms and a 4 piece white bathroom. Externally the property is garden fronted and has a large block paved yward to the rear with timber shed.

Long Entrance Hallway

Stairs off. Radiator.

Lounge

15'0 x 10'2 (4.57m x 3.10m)

Fitted electric fire. Bay window. Radiator. Arch through to dining room.

Dining Room

12'7 x 13'8 (3.84m x 4.17m)

Radiator.

Kitchen

9'6 x 7'7 (2.90m x 2.31m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Ceramic wall tiled. Plumbed for washer. Radiator.

Long First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'4 x 13'11 (3.76m x 4.24m)

Front aspect. Radiator.

Bedroom 2

12'9 x 8'6 (3.89m x 2.59m)

Rear aspect. Radiator.

Bathroom

4 piece white suite including independent shower cubicle. Ceramic wall tiled. Heated towel rail.

External

Garden fronted and large block paved yard to the rear with timber shed.

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.