



NPE

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For Sale

9 Grimshaw Street, Failsworth - EPC: D £149,950



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Energy performance certificate (EPC)			
9, Grimshaw Street Fallowth MANCHESTER M35 0DF	Energy rating D	Valid until:	2 March 2026
		Certificate number:	0244-2837-7271-9006-5941
Property type		End-terrace house	
Total floor area		67 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>).

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		A1 B
69-80	C		
55-68	D	64 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

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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****IDEAL FOR FIRST TIME BUYERS, INVESTORS AND YOUNG FAMILIES****NO THROUGH ROAD****CLOSE TO METROLINK****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****REALISTICALLY PRICED****We offer for sale this deceptively spacious, extended and realistically priced 3 bedroom end terrace property, situated in a popular and convenient location, ideal for the first time buyer, investor or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge/diner, extended kitchen, 3 bedrooms and 3 piece bathroom. Externally the property has the benefit of a garden to the front, garden to the rear and a detached garage.

Entrance Hallway

Stairs off.

Lounge/Diner

24'1 x 11'2 (max) (7.34m x 3.40m (max))

Feature fireplace. Living flame gas fire. 2 radiators. French doors to rear.

Extended Kitchen

18'2 x 6'8 (5.54m x 2.03m)

Fitted wall and base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler. Under stairs storage.

1st Floor Landing

Loft access.

Bedroom 1

11'11 x 8'8 (3.63m x 2.64m)

Front aspect. Radiator.

Bedroom 2

10'4 x 8'3 (3.15m x 2.51m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

6'6 x 5'3 (1.98m x 1.60m)

Front aspect. Radiator. Built in wardrobe.

Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Radiator.

External

Garden fronted with garden to the rear with detached garage.

Tenure & Council Tax

We have been advised that the property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum. The council tax is 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.