



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

23 Edgeware Road, Chadderton - EPC: D £210,000



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

Energy performance certificate (EPC)

23, Edgeware Road Chadderton OLDHAM OL9 9PU	Energy rating D	Valid until: 15 January 2029
		Certificate number: 8461-7229-6660-7286-9992

Property type Semi-detached house

Total floor area 68 square metres

Rules on letting this property

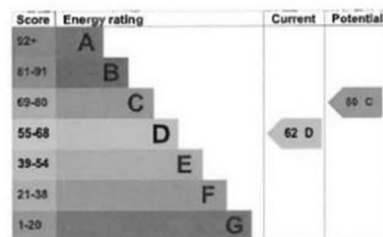
Properties can be let if they have an energy rating from A to E.

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 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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this spacious 3 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, fitted dining kitchen, 3 bedrooms and a 4 piece white bathroom. Externally the property has the benefit of a double block paved driveway to the front and a garden to the rear with lawn, patio & timber shed.

Entrance Porch

Lounge

12'6 x 14'10 (3.81m x 4.52m)

Open plan stairs off. Radiator. Under stairs storage. Combi gas central heating boiler.

Dining Kitchen

13'7 x 14'9 (4.14m x 4.50m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. french doors to rear. Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

10'8 x 8'10 (3.25m x 2.69m)

Front aspect. Radiator.

Bedroom 2

13'0 x 9'2 (3.96m x 2.79m)

Rear aspect. Radiator.

Bedroom 3

7'10 x 5'8 (2.39m x 1.73m)

Front aspect. Radiator.

Bathroom

8'11 x 5'3 (2.72m x 1.60m)

4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Radiator.

External

Double block paved driveway to the front and garden to the rear with lawn, patio & timber shed.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band B 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.

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk