



NPE

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For Sale

98 Mersey Road North, Failsworth - EPC: C £159,950



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Energy performance certificate (EPC)

98 Mersley Road North Fallowfield MANCHESTER M35 9LT	Energy rating C	Valid until: 4 June 2035
		Certificate number: 0854-3051-1206-4445-2200

Property type	Mid-terrace house
Total floor area	61 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 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		87 B
69-80	C	72 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

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****CHAIN FREE****DECEPTIVELY SPACIOUS****MODERN INTERIOR****POPULAR & CONVENIENT LOCATION****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this spacious and modernised 2 bedroom town house, 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: Entrance hallway, lounge, fitted kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a small garden to the rear with timber shed.

Entrance Hallway

Stairs off.

Lounge

14'0 x 11'2 (4.27m x 3.40m)

Fitted electric fire. Radiator.

Kitchen

8'9 x 11'4 (2.67m x 3.45m)

Modern fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Ceramic floor tiled. Radiator. Under stairs storage. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

11'9 x 14'5 (3.58m x 4.39m)

Front aspect. Radiator.

Bedroom 2

11'0 x 8'6 (3.35m x 2.59m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

External

Garden fronted. Small garden to rear with patio and timber shed. Not overlooked at the front.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.