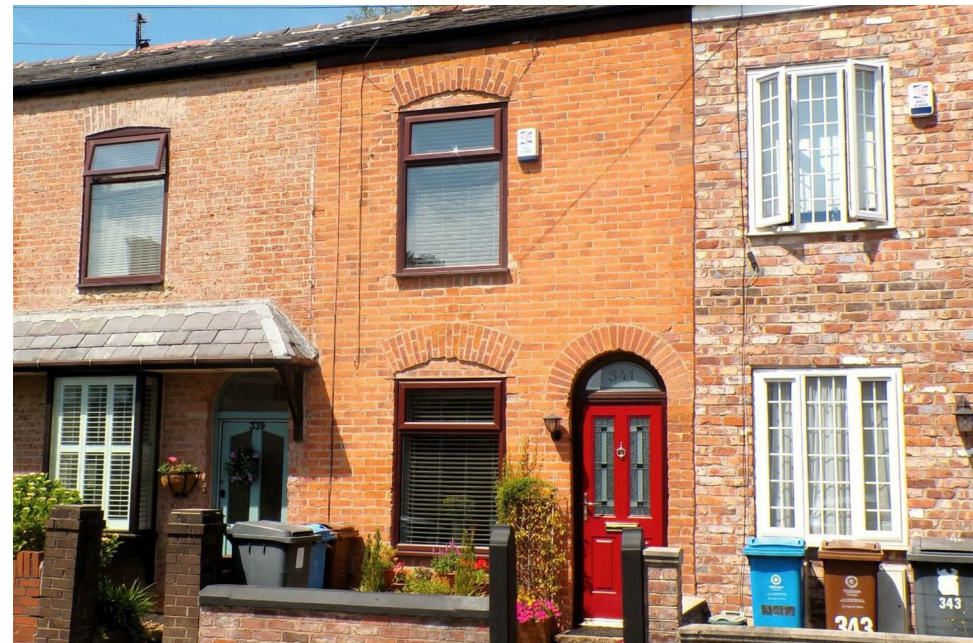


# NPE

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## For Sale

341 Ashton Road East, Failsworth - EPC: C £209,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)



## Energy performance certificate (EPC)

341 Ashton Road East Fallsworth MANCHESTER M35 9HH	Energy rating <b>C</b>	Valid until: 17 June 2035
		Certificate number: 0390-2778-2560-2895-2165

Property type Mid-terrace house

Total floor area 66 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		82 B
69-80	C	73 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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*MODERNISED TO A VERY HIGH STANDARD THROUGHOUT\*\*\*\*EXTENDED TO REAR\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\* 2 DOUBLE BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* we are delighted to offer for sale this deceptively spacious, modern & extended 2 bedroom terraced property, retaining lots of character, located in a popular & convenient location. The property is uPVC double glazed & combi gas centrally heated nad briefly comprises: Lounge, dining room, modern fitted kitchen, 2 double bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a small garden to the rear with flagged patio. Viewing highly recommended.

### Lounge

13'3 x 11'10 (4.04m x 3.61m)

Radiator and 2nd modern vertical radiator. Opening through to dining room.

### Dining Room

12'0 x 11'11 (3.66m x 3.63m)

Open plan stairs off. Exposed original beams. Radiator and 2nd modern vertical radiator. Opening to kitchen.

### Kitchen

10'8 x 10'0 (3.25m x 3.05m)

Modern fitted wall & base units incorporating double oven, hob & extractor. Integrated wine cooler. Single sink & drainer. Granite floor tiled. Plumbed for washer. French doors to rear.

### First Floor Landing

Loft access. Spindled balustrade.

### Bedroom 1

10'2 x 11'11 (3.10m x 3.63m)

Front aspect. Radiator.

### Bedroom 2

8'5 x 8'9 (2.57m x 2.67m)

Rear aspect. Radiator.

### Bathroom

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

### External

Garden fronted and small garden to rear with flagged patio.

### 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.