



NPE

Estate Agents Lettings
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For Sale

48 Argus Street, Hollinwood - EPC: C £239,950



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Energy performance certificate (EPC)			
48, Argus Street OLDHAM OL8 3RJ	Energy rating C	Valid until:	12 August 2030
		Certificate number:	8610-7528-7190-2187-0296
Property type		Semi-detached bungalow	
Total floor area		62 square metres	

Rules on letting this property

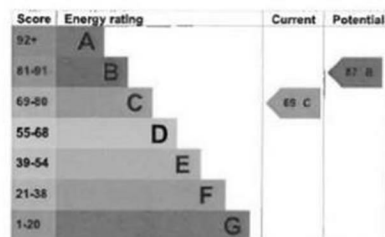
Properties can be let if they have an energy rating from A to E.

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.](#)



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

****POPULAR LOCATION****DECEPTIVELY SPACIOUS****ORIGINALLY A 3 BED****WELL MAINTAINED****IDEAL FOR OLDER COUPLE OR YOUNG FAMILY**** We offer for sale this deceptively spacious and well maintained 2 bedroom semi detached bungalow, situated in a popular location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, fitted kitchen, large 4 piece bathroom and 2 double bedrooms. Externally the property has the benefit of a garden to the front, a long driveway to the side leading to a detached garage and a garden at the rear with lawn & patio.

Long Entrance Hallway

Radiator.

Lounge

17'1 x 9'10 (5.21m x 3.00m)

Radiator. Sliding doors through to kitchen.

Kitchen

10'9 x 9'9 (3.28m x 2.97m)

Fitted wall & base units. Single sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. Storage cupboard with combi gas central heating boiler.

Bedroom 1

10'10 x 11'11 (3.30m x 3.63m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 2

14'6 x 7'6 (4.42m x 2.29m)

Front aspect. Radiator.

Bathroom

9'8 x 7'5 (2.95m x 2.26m)

4 piece suite including independent shower cubicle & corner bath. Part ceramic wall tiled. Radiator.

External

Garden to the front, a long driveway to the side leading to a detached garage and a garden at the rear with lawn & patio.

Tenure & Council Tax

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

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