



NPE

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For Sale

74 Oldham Road, Failsworth - EPC: F £182,500



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Energy performance certificate (EPC)

74 OLDHAM ROAD FAILSWORTH FAILSWORTH M35 0JD	Energy rating F	Valid until:	12 October 2030
		Certificate number:	2422-0707-9002-3001-1001

Property type Mid-terrace house

Total floor area 90 square metres

Rules on letting this property

! You may not be able to let this property

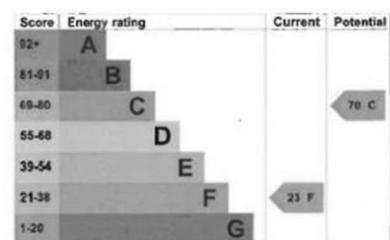
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can [read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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****DECEPTIVELY SPACIOUS****RECENTLY MODERNISED THROUGHOUT**** 2 RECEPTION ROOMS****CELLAR****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this spacious and recently modernised 3 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, dining room, modern fitted kitchen, cellar, 3 bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a private yard area to the rear.

Long Entrance Hallway

Stairs off. Radiator.

Lounge

12'9 x 10'4 (3.89m x 3.15m)

Radiator.

Dining Room

15'8 x 11'3 (4.78m x 3.43m)

2 radiators. French doors to rear.

Kitchen

9'4 x 7'2 (2.84m x 2.18m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Plumbed for washer. Combi gas central heating boiler.

Cellar

Used for storage.

Long First Floor Landing

Spindled balustrade.

Bedroom 1

13'11 x 8'8 (4.24m x 2.64m)

Rear aspect. Radiator.

Bedroom 2

12'10 x 7'6 (3.91m x 2.29m)

Front aspect. Radiator.

Bedroom 3

9'9 x 6'8 (2.97m x 2.03m)

Front aspect. Radiator.

Bathroom

9'4 x 7'1 (2.84m x 2.16m)

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

External

Garden fronted and private yard area to the rear.

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.

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