



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

47 Hulton Street, Failsworth - EPC: C £185,000



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)

47 Hulton Street Falsworth MANCHESTER M35 0AZ	Energy rating <b>C</b>	Valid until: 12 August 2035
		Certificate number: 9835-4628-7500-0462-3296

Property type	Mid-terrace house
Total floor area	110 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 C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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 THROUGHOUT\*\*\*\*RETAINS SOME ORIGINAL FEATURES\*\*\*\*HUGE ATTIC BEDROOM\*\*\*\* STORAGE CELLAR\*\*\*\* IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTORS\*\*\*\* We offer for sale this larger than average and fully modernised 3 bedroom terraced property, situated in a popular & convenient no through road, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, modern fitted dining kitchen, 2 bedrooms and a 3 piece white bathroom to the first floor and a huge attic bedroom with fixed staircase. Externally the property is garden fronted and has a good sized flagged yard to the rear with access to a storage cellar. Viewing highly recommended.

### Vestibule Entrance

#### Lounge

13'11 x 14'0 (4.24m x 4.27m)

Feature fireplace. 2 radiators.

#### Dining Kitchen

13'5 x 13'11 (4.09m x 4.24m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Plumbed for washer. Integrated fridge, freezer & dishwasher. Combi gas central heating boiler. Under stairs storage. Radiator.

#### First Floor Landing

Stairs off leading to bedroom 3 attic room.

#### Bedroom 1

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

Front aspect. Radiator.

#### Bedroom 2

11'2 x 7'5 (3.40m x 2.26m)

Rear aspect. Radiator.

#### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

#### Bedroom 3

25'11 x 12'5 (7.90m x 3.78m)

Attic Room. 2 Velux windows. Radiator. Storage cupboard. Fixed stairs off first floor landing.

#### Storage Cellar

13'7 x 13'8 (4.14m x 4.17m)

Access from rear yard.

#### External

Garden fronted and good sized flagged private yard to the rear with access to storage cellar.

#### 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.