



# NPE

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## For Sale

66 Clough Road, Failsworth - EPC: E £159,950



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## Energy performance certificate (EPC)

66 Clough Road Fallsworth MANCHESTER M35 0RL	Energy rating <b>E</b>	Valid until: 5 August 2035
		Certificate number: 9300-1447-0222-6505-3853

Property type Mid-terrace house

Total floor area 89 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 E. It has the potential to be C.

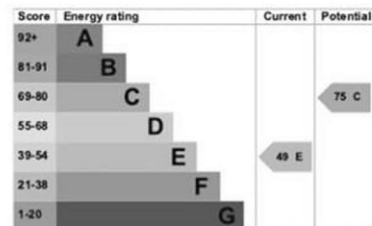
See how to improve this property's energy efficiency.

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



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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*EXTENDED TO REAR\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*NEEDS MODERNISATION\*\*\*\* REALISTICALLY PRICED\*\*\*\*IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious and extended 3 bedroom mid town house, situated in a popular location, ideal for investment purposes. The property is in need of modernisation, hence the realistic asking price and offers lots of potential. Briefly comprises: uPVC single glazed windows, entrance hallway, sunshine lounge, extended kitchen, downstairs WC, 3 good sized bedrooms and a 2 piece white bathroom with separate WC. Externally the property has a double driveway to the front and a garden to the rear with brick outhouse.

### Entrance Hallway

Stairs off.

### Sunshine Lounge

17'5 x 12'1 (5.31m x 3.68m)

Fitted gas fire.

### Extended Kitchen

17'5 x 10'5 (5.31m x 3.18m)

Fitted wall & base units incorporating oven, hob & extractor. Part ceramic wall tiled. Single sink, rinser & drainer. Plumbed for washer.

### Downstairs WC

Part ceramic wall tiled.

### First Floor Landing

Loft access.

### Bedroom 1

9'7 x 14'2 (2.92m x 4.32m)

Front aspect. Fitted wardrobes. Wall heater.

### Bedroom 2

7'7 x 14'2 (2.31m x 4.32m)

Rear aspect. Fitted wardrobes. Wall heater.

### Bedroom 3

8'2 x 10'10 (2.49m x 3.30m)

Front aspect.

### Bathroom

2 piece white suite with shower to bath.

### Separate WC

### External

Double driveway to the front and garden to rear with brick outhouse.

### 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.