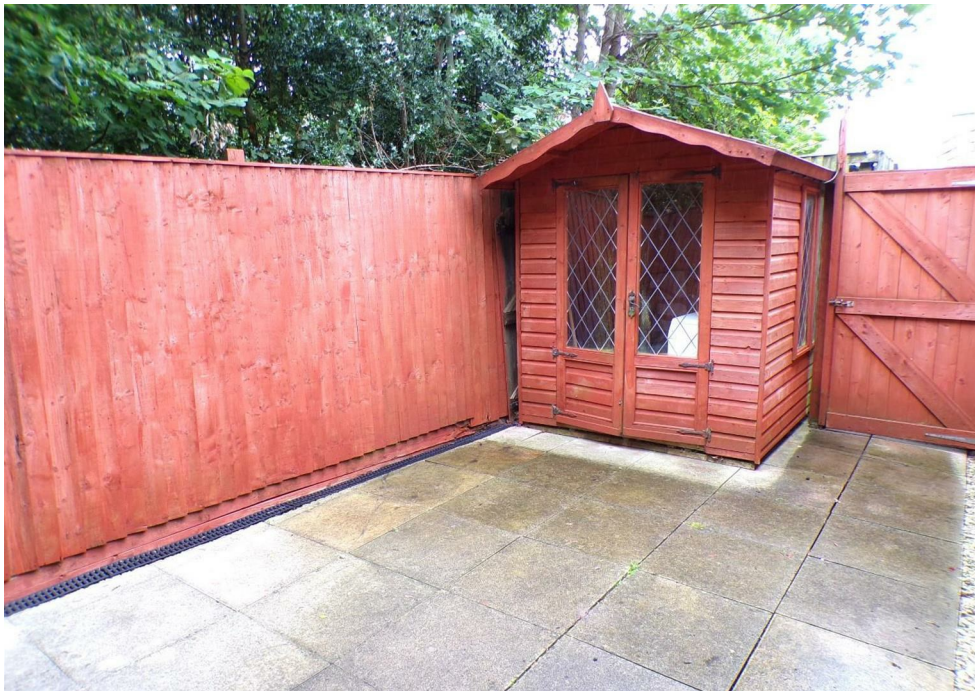




NPE

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For Sale

47 Downing Street, - EPC: C £239,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

47 Downing Street
ASHTON-UNDER-LYNE
OL7 9LR

Energy rating
C

Valid until: 9 September 2031

Certificate number: 9001-3009-4201-2209-S200

Property type: Detached house

Total floor area: 50 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.

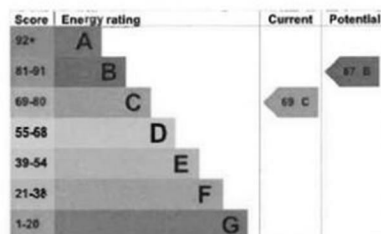
[See how to improve this property's energy efficiency.](#)

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



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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****MODERN & SPACIOUS****POPULAR LOCATION****LOCATED ON A PRIVATE ROAD****NOT OVERLOOKED AT REAR****IDEAL FOR OLDER COUPLE OR YOUNG FAMILY**** We offer for sale this modern style, 2 bedroom detached true bungalow, located on a private road 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 porch, lounge, fitted kitchen, 3 piece shower room and 2 bedrooms. Externally the property has the benefit of 2 allocated parking spaces and timber shed to the front and a flagged patio garden to the rear with timber shed. Not overlooked at the rear.

Entrance Porch

Lounge

15'0 x 13'2 (4.57m x 4.01m)

Radiator.

Kitchen

11'10 x 6'8 (3.61m x 2.03m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

Shower Room

3 piece white shower suite. Ceramic wall & floor tiled. Radiator.

Bedroom 1

10'9 x 9'7 (3.28m x 2.92m)

Rear aspect. Radiator.

Bedroom 2

7'6 x 9'3 (2.29m x 2.82m)

Rear aspect. Fitted wardrobes. French doors to rear. Radiator.

External

2 allocated parking spaces and timber shed to the front and a flagged patio garden to the rear with timber shed. Not overlooked at the rear.

Tenure & Council Tax

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