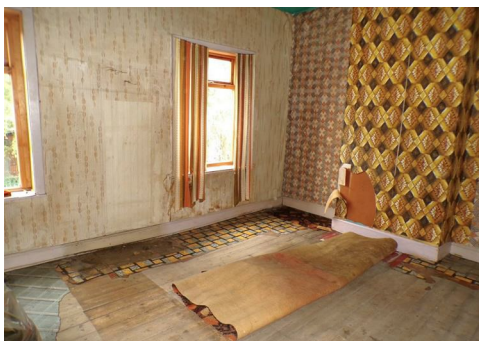




NPE

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For Sale

32 Hedges Street, Failsworth - EPC: F £139,950



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

Energy performance certificate (EPC)

32 Hedges Street Fallowfield MANCHESTER M14 6JR	Energy rating F	Valid until: 19 August 2035 Certificate number: 2635-9828-2500-0870-3222
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Property type: Mid-terrace house

Total floor area: 80 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	36 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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS**** 2 RECEPTION ROOMS****NEEDS MODERNISATION****REALISTICALLY PRICED**** We offer for sale this deceptively spacious 2 bedroom terraced property, in need of fully modernising, hence the realistic asking price. Situated in a popular & convenient location, the accommodation briefly comprises: Long entrance hallway, lounge, dining room, fitted kitchen, 2 double bedrooms and a 3 piece bathroom. Externally, the property is garden fronted and has a private yard area to the rear.

Long Entrance Hallway

Stairs off.

Lounge

11'6 x 10'4 (3.51m x 3.15m)

Feature fireplace. Double doors to dining room.

Dining Room

12'4 x 13'9 (3.76m x 4.19m)

Fitted gas fire.

Kitchen

10'5 x 8'1 (3.18m x 2.46m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled.

Long First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

11'2 x 14'0 (3.40m x 4.27m)

Front aspect.

Bedroom 2

12'5 x 8'8 (3.78m x 2.64m)

Rear aspect.

Bathroom

10'7 x 8'4 (3.23m x 2.54m)

3 piece suite with shower to bath. Part ceramic wall tiled.

External

Garden fronted and private yard area to the rear.

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.

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