



NPE

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For Sale

72 Clifton Street, Failsworth - EPC: D £220,000



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Energy performance certificate (EPC)

72 Clifton Street Fallowfield MANCHESTER M14 6EE	Energy rating D	Valid until: 27 August 2035 Certificate number: 0310-2518-0580-2125-8421
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Property type Mid-terrace house

Total floor area 83 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 D. 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		74 C
55-68	D	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

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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****EXTENDED TO REAR****LARGE REAR GARDEN****WELL MAINTAINED****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this deceptively spacious, well maintained and extended 3 bedroom mid town house, 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: Entrance hallway, spacious lounge/dining room, fitted kitchen, conservatory, 3 bedrooms and a 4 piece white bathroom. Externally the property has the benefit of a patterned concrete driveway to the front and a large rear garden with lawn, patio & 2 sheds.

Entrance Hallway

Stairs off. Radiator.

Lounge/Dining Room

23'6 x 9'9 (min) 14'6 (max) (7.16m x 2.97m (min) 4.42m (max))

Living flame gas fire. Feature fireplace. 2 radiators. Under stairs storage.

Kitchen

9'3 x 5'4 (2.82m x 1.63m)

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

Lean To Conservatory/Sun Room

8'6 x 9'0 (2.59m x 2.74m)

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'8 x 9'9 (3.86m x 2.97m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'11 x 9'9 (3.33m x 2.97m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

7'2 x 9'1 (2.18m x 2.77m)

Front aspect. Built in wardrobe. Radiator.

Bathroom

4 piece white suite with independent shower cubicle. Ceramic wall tiled. Radiator.

External

Patterned concrete driveway to the front and a large rear garden with lawn, patio & 2 sheds.

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.