



NPE

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For Sale

76 Teasdale Close, Chadderton - EPC: E £238,000



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Energy performance certificate (EPC)

76 Teasdale Close
Chadderton
OLDHAM
OL9 8AS

Energy rating
E

Valid until: 15 September 2031

Certificate number: 5645-5029-1022-2091-0706

Property type Semi-detached house

Total floor area 73 square metres

Rules on letting this property

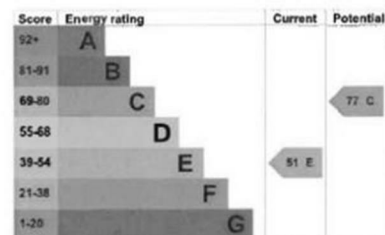
Properties can be let if they have an energy rating from A to E.

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) (<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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****MODERN INTERIOR****LARGE DORMER EXTENSION**** 2 RECEPTION ROOMS**** 2 BATHS**** IDEAL FOR OLDER COUPLE OR YOUNG FAMILY**** WE offer for sale this spacious and modern 2 bedroom semi detached dormer bungalow, situated in a popular & convenient location, ideal for the older couple or young family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, fitted kitchen, modern 3 piece white bathroom, dining room, and main bedroom to the ground floor, and a large dormer bedroom and en suite to the first floor. Externally, the property has the benefit of a double patterned concrete driveway to the front and a garden to the rear with lawn & patio.

Porch

Entrance Hallway

Radiator.

Lounge

15'3 x 11'9 (4.65m x 3.58m)

Living flame gas fire. Feature fireplace. Radiator.

Kitchen

8'2 x 9'6 (2.49m x 2.90m)

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

Bathroom

Modern 3 piece white suite with electric shower to bath. Ceramic wall & floor tiled. Heated towel rail.

Bedroom 1

13'10 x 9'1 (to wardrobes) (4.22m x 2.77m (to wardrobes))

Rear aspect. Fitted wardrobes. Radiator.

Dining Room

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

Open plan stairs off. Radiator.

Bedroom 2

18'11 x 7'3 (5.77m x 2.21m)

Dormer front and rear. Built in wardrobes. 2 radiators.

En Suite

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

External

Double patterned concrete driveway to the front. Garden to the rear with lawn & patio.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £10 per annum. The council tax is in Band B 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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