

NPE

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For Sale

103 Old Road, Failsworth - EPC: D £144,950



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Energy performance certificate (EPC)

503 Old Road Fallowfield MANCHESTER M14 6QJ	Energy rating D	Valid until: 15 September 2035 Certificate number: 9335-3621-8500-0952-4296
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Property type Mid-terrace house

Total floor area 74 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.

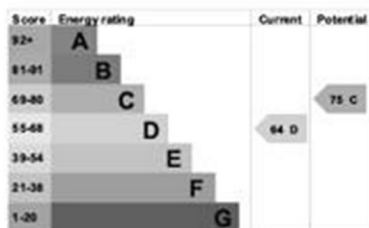
[See how to improve this property's energy efficiency.](#)

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 AND CONVENIENT LOCATION****CLOSE TO METROLINK STATION****IDEAL FOR FIRST TIME BUYERS, INVESTORS OR FAMILY****NEEDS MODERNISATION****We offer for sale this 2 bedroom terraced property, situated in a popular and convenient location close to transport links. The property is combi gas centrally heated and briefly comprises: Entrance vestibule, lounge, kitchen, downstairs WC, lean to, 2 bedrooms and a 3 piece bathroom. Externally the property is garden fronted and has a private yard to the rear.

Entrance Vestibule

Lounge

15'07x10'07 (4.75mx3.23m)

Feature fireplace. Electric fire. Radiator.

Kitchen

13'0x11'11 (3.96mx3.63m)

Fitted wall and base units. Stainless steel sink and drainer. Plumbed for washer. Freestanding oven. Understairs storage. Radiator. Stairs off.

Downstairs WC

Combi gas boiler. Toilet.

Lean To

4'09x3'10 (1.45mx1.17m)

First Floor Landing

Bedroom 1

15'06 x 13'03 (4.72m x 4.04m)

Front aspect. Radiator.

Bedroom 2

8'01 x 9'01 (2.46m x 2.77m)

Rear aspect. Radiator.

Bathroom

3 piece white suite. Part ceramic wall tiled. Airing cupboard. Radiator.

External

Garden fronted and a private yard to the year.

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.