



# NPE

Estate Agents Lettings  
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## For Sale

11 Chancery Walk, Chadderton - EPC: £149,950



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## 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*IDEAL FOR FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES\*\*\*\*OFF ROAD PARKING\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*POPULAR AND CONVENIENT LOCATION\*\*\*\*We offer for sale this deceptively spacious and well maintained 2 bedroom townhouse situated in a popular and convenient location, ideal for the first time buyer, investor or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, kitchen, 2 double bedrooms and bathroom. Externally, the property is garden fronted and has a private yard to the rear.

### Entrance Porch

#### Lounge

14'3 x 12'5 (4.34m x 3.78m)  
Stairs off. Radiator.

#### Kitchen

9'5x12'4 (2.87mx3.76m)  
Combi gas boiler. Radiator. Part ceramic wall tiled. Plumbed for washer. Stainless steel sink & drainer.

#### First Floor Landing

Loft access.

#### Bedroom 1

10'6 x 8'10 (3.20m x 2.69m)  
Rear aspect. Fitted wardrobes. Radiator.

#### Bedroom 2

7'8x9'2 (2.34mx2.79m)  
Front aspect. Radiator. Built in storage.

#### Bathroom

3 piece white suite. Shower to bath. Ceramic wall and floor tiled. Radiator.

#### External

Gardens to front and rear. Driveway.

#### Council Tax & Tenure

We have been advised that the property is a Freehold. The Council Tax is 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.