



NPE

Estate Agents Lettings
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For Sale

85 Old Road, Failsworth - EPC: D £154,950



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Energy performance certificate (EPC)		
85 Old Road Failsworth MANCHESTER M35 0DJ	Energy rating	Valid until: 18 February 2034
	D	Certificate number: 8500-3060-0522-7397-3243
Property type	Mid-terrace house	
Total floor area	66 square metres	

Rules on letting this property

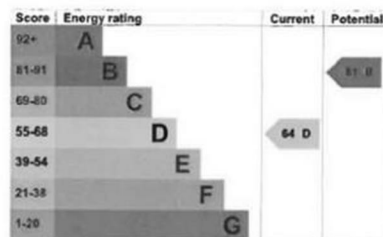
Properties can be let if they have an energy rating from A to E.

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 B.

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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or email you enquirers to sales@npestates.co.uk

****SOLD WITH SITTING TENANT****INVESTORS ONLY****TENANT CURRENTLY PAYING £900 PCM**** POPULAR & CONVENIENT LOCATION****MODERN & SPACIOUS**** We offer to let this deceptively spacious and well maintained 2 bedroom terraced property, situated in a popular & convenient location, close to Failsworth Metrolink Station, sold with a sitting tenant, ideal for an investor/landlord. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, spacious through lounge to dining area, well fitted kitchen, two good size bedrooms, one has fitted wardrobes bedrooms, three piece bathroom suite with shower. Externally the property is garden fronted and has a private yard area to the rear. Viewings highly recommended to appreciate what the property can offer.

Vestibule Entrance

Lounge

18'8 x 13'5 (5.69m x 4.09m)

Wood laminate floor. 2 radiators. Under stairs storage.

Kitchen

7'8 x 10'7 (2.34m x 3.23m)

Fitted wall & base units incorporating oven, hob & extractor. Part ceramic wall tiled. Plumbed for washer. Radiator. Enclosed stairs off.

First Floor Landing

Bedroom 1

13'1 x 10'5 (to wardrobes) (3.99m x 3.18m (to wardrobes))

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

13'3 x 7'1 (4.04m x 2.16m)

Rear aspect. Radiator. Combi gas central heating boiler.

Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

External

Garden fronted and private yard area to the rear with brick built outhouse.

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.