

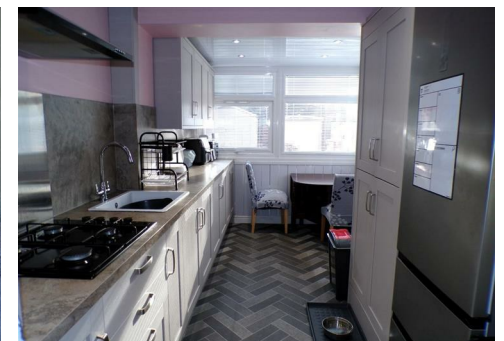


# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

81 Mather Street, Failsworth - EPC: C £219,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
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## Energy performance certificate (EPC)

81 Mather Street Fallowfield MANCHESTER M14 6PS	Energy rating <b>C</b>	Valid until: 4 December 2035
		Certificate number: 5335-7222-2509-0465-7206

Property type	Semi-detached house
Total floor area	69 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 C. 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	70 C	77 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

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*MODERN & SPACIOUS\*\*\*\*EXTENDED TO REAR\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*  
CLOSE TO METROLINK STATION\*\*\*\*GOOD SIZED GARDEN\*\*\*\*IDEAL FOR FIRST TIME BUYERS,  
FAMILY OR INVESTOR\*\*\*\* We offer for sale this modern & extended 3 bedroom semi detached  
property, 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: porch,  
entrance hallway, spacious lounge, extended kitchen, 3 bedrooms and a 3 piece white shower room.  
Externally, the property has the benefit of a garden to the front, a shared driveway to the side leading  
to a detached garage and a garden to the rear with lawn, patio & shed.

### Porch

### Entrance Hallway

Stairs off. Radiator.

### Lounge

19'7 x 11'5 (5.97m x 3.48m)

Modern electric fire. Radiator. patio doors to rear.

### Extended Kitchen

15'5 x 7'0 (4.70m x 2.13m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink unit. Radiator. Combi  
gas central heating boiler. Under stairs storage.

### First Floor Landing

Spindled balustrade. Loft access.

### Bedroom 1

12'0 x 11'0 (3.66m x 3.35m)

Front aspect. Fitted wardrobes. Radiator.

### Bedroom 2

7'6 x 11'0 (2.29m x 3.35m)

Rear aspect. Radiator.

### Bedroom 3

4'6 x 6'10 (1.37m x 2.08m)

Front aspect. Built in wardrobe. Radiator.

### Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

### External

Garden to the front, a shared driveway to the side leading to a detached garage and a garden to the  
rear with lawn, patio & shed.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of  
approx. £2.50 per annum. 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.