



# NPE

Estate Agents Lettings  
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## For Sale

319 Ashton Road East, Failsworth - EPC: D £194,950



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## Energy performance certificate (EPC)

319 Ashton Road East  
Fallowfield  
MANCHESTER  
M14 6PL

Energy rating  
**D**

Valid until: 18 September 2035

Certificate number: 0360-2831-5510-2895-6431

Property type: Mid-terrace house

Total floor area: 78 square metres

### Rules on letting this property

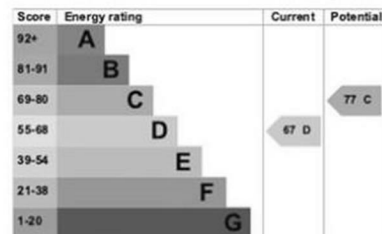
Properties can be let if they have an energy rating from A to E.

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

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)

\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*MODERN & EXTENDED\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\* 2 DOUBLE BEDROOMS\*\*\*\* 2 RECEPTION ROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this modern, extended and deceptively spacious 2 bedroom mid terraced property, situated in a very popular location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, lounge, dining room, fitted kitchen, 2 double bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a small garden to the rear with brick outhouse.

### Porch

### Lounge

13'5 x 14'6 (4.09m x 4.42m)

Living flame gas fire. Feature fireplace. Open plan stairs off. Radiator.

### Dining Room

12'6 x 14'5 (3.81m x 4.39m)

Radiator.

### Kitchen

11'7 x 6'11 (3.53m x 2.11m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink 7 drainer. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler.

### First Floor Landing

Loft access.

### Bedroom 1

13'5 x 11'2 (4.09m x 3.40m)

Front aspect. Radiator.

### Bedroom 2

12'8 x 7'0 (3.86m x 2.13m)

Rear aspect. Radiator.

### Bathroom

9'4 x 6'11 (2.84m x 2.11m)

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

### External

Garden fronted and small garden to rear with brick outhouse.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease. 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.