



NPE

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For Sale

50 Farm Street, Failsworth - EPC: C £189,950



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Energy performance certificate (EPC)

50 Farm Street Failsworth MANCHESTER M35 0JR	Energy rating C	Valid until: 20 December 2032
		Certificate number: 9228-4200-9722-2905-0920

Property type Semi-detached house

Total floor area 69 square metres

Rules on letting this property

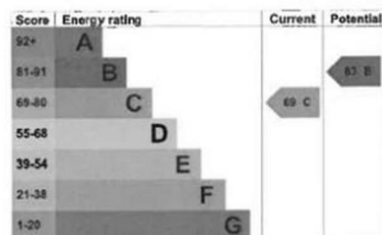
Properties can be let if they have an energy rating from A to E.

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 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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****CHAIN FREE****EXTENDED TO REAR****DECEPTIVELY SPACIOUS****GOOD SIZED PLOT****POPULAR LOCATION****2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this deceptively spacious and extended 2 bedroom semi detached property, situated in a 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: Entrance hallway, lounge, dining room, fitted kitchen, 2 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a driveway and attached garage to the side and a garden to the rear.

Entrance Hallway

Lounge

16'0 x 11'1 (4.88m x 3.38m)

Open plan stairs off. Radiator. Double doors to dining room.

Dining Room

8'7 x 13'11 (2.62m x 4.24m)

Radiator. French doors to rear. Under stairs storage.

Kitchen

7'11 x 8'8 (2.41m x 2.64m)

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

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

10'2 x 14'0 (3.10m x 4.27m)

Front aspect. Radiator.

Bedroom 2

12'6 x 8'0 (3.81m x 2.44m)

Rear aspect. Radiator.

Bathroom

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

External

Garden to front, driveway and attached garage to the side and garden to the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 per annum. The council tax is in Band B 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.