



# NPE

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## For Sale

58 Church Street, Failsworth - EPC: C £180,000



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## Energy performance certificate (EPC)

58 Church Street Fallsword MANCHESTER M35 9JW	Energy rating <b>C</b>	Valid until: 6 May 2036
		Certificate number: 0300-2599-2850-2106-1285

Property type	Mid-terrace house
Total floor area	82 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) (<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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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\*\*\*\*LARGER THAN AVERAGE\*\*\*\*RECENTLY REFURBISHED THROUGHOUT\*\*\*\*FORMER POST OFFICE APPROX. 5FT WIDER THAN OTHER PROPERTIES IN THE ROW\*\*\*\* We offer for sale this deceptively spacious, recently modernised 3 bedroom mid terraced property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Vestibule entrance, spacious lounge, modern fitted dining kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted and has a small garden to the rear with timber decking.

### Vestibule Entrance

### Lounge

13'8 x 16'4 (4.17m x 4.98m)

Radiator.

### Dining Kitchen

12'6 x 16'1 (3.81m x 4.90m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Gas central heating boiler. Open plan stairs off. Radiator.

### First Floor Landing

Storage cupboard.

### Bedroom 1

14'3 x 8'0 (4.34m x 2.44m)

Front Aspect. Radiator.

### Bedroom 2

14'3 x 8'0 (4.34m x 2.44m)

Front Aspect. Radiator.

### Bedroom 3

9'2 x 8'0 (2.79m x 2.44m)

Rear Aspect. Radiator.

### Bathroom

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

### External

Pavement fronted and small garden to rear with timber decking.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £1.50 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.