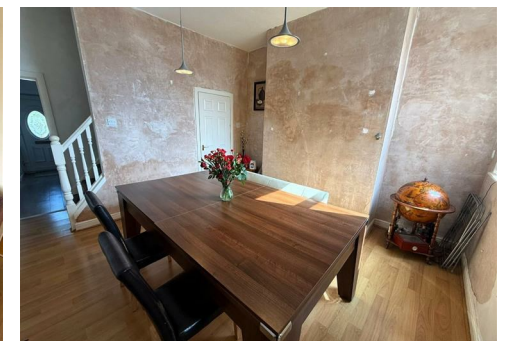


# NPE

Estate Agents Lettings  
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## For Sale

184 Ashton Road West, Failsworth - EPC: D £179,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

184 Ashton Road West Fallsworth MANCHESTER M35 9QB	Energy rating <b>D</b>	Valid until: 23 June 2036
		Certificate number: 2300-8877-0422-6621-3663

Property type	End-terrace house
Total floor area	77 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

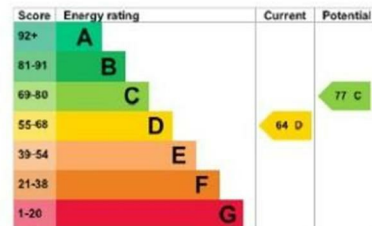
[See how to improve this property's energy efficiency.](#)

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)

\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* 2 GOOD SIZED EBDROOMS\*\*\*\*GOOD SIZED GARDEN TO REAR\*\*\*\* We offer for sale this deceptively spacious 2 bedroom mid terraced property, situated in a popular & convenient location, close to lots of local amenities, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, fitted kitchen, 2 bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a good sized garden to the rear with lawn, patio & timber shed.

### Lounge

12'0 x 13'5 (3.66m x 4.09m)  
Radiator.

### Dining Room

12'6 x 13'5 (3.81m x 4.09m)  
Radiator. Under stairs storage.

### Kitchen

9'4 x 7'11 (2.84m x 2.41m)  
Fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler.

### First Floor Landing

Spindled balustrade. Radiator. Loft access.

### Bedroom 1

12'0 x 13'5 (3.66m x 4.09m)  
Front aspect. Radiator. Built in cupboard.

### Bedroom 2

12'2 x 8'2 (3.71m x 2.49m)  
Rear aspect. Radiator.

### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Heated towel rail.

### External

Garden fronted and has a good sized garden to the rear with lawn, patio & timber 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 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.