



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

3 Elm Street, Failsworth - EPC: D £154,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

3 Elm Street Failsworth MANCHESTER M35 0AF	Energy rating D	Valid until: 6 September 2033
		Certificate number: 0461-4001-7291-4737-0200

Property type Mid-terrace house

Total floor area 74 square metres

Rules on letting this property

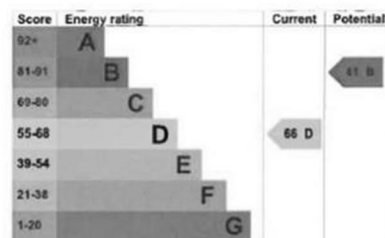
Properties can be let if they have an energy rating from A to E.

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 D. 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

****CHAIN FREE****EXTENDED TO REAR**** 2 RECEPTION ROOMS**** 2 GOOD SIZED BEDROOMS**** DECEPTIVELY SPACIOUS****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this spacious and extended 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, fitted kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted and has a private yard area to the rear.

Lounge

13'1 x 14'0 (3.99m x 4.27m)

Open plan stairs off. Radiator. Arch through to dining room.

Dining Room

11'7 x 13'11 (3.53m x 4.24m)

Radiator.

Kitchen

8'0 x 12'9 (2.44m x 3.89m)

Fitted wall & base units incorporating oven & hob. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer.

First Floor Landing

Bedroom 1

13'1 x 14'0 (3.99m x 4.27m)

Front aspect. Radiator.

Bedroom 2

11'7 x 8'3 (3.53m x 2.51m)

Rear aspect. Radiator.

Bathroom

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

External

Pavement fronted and private yard area to rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk