



NPE

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For Sale

30 Marston Close, Woodhouses - EPC: C £287,500



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Energy performance certificate (EPC)

30 Marston Close Failsworth MANCHESTER M35 9TJ	Energy rating C	Valid until: 23 July 2036
		Certificate number: 0300-2044-0630-2826-6471

Property type: Mid-terrace house

Total floor area: 59 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.

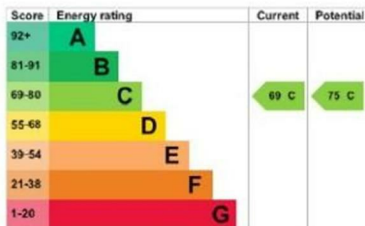
[See how to improve this property's energy efficiency.](#)

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



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****CHAIN FREE****SITUATED IN WOODHOUSES VILLAGE****2 GOOD SIZED BEDROOMS****MODERN AND SPACIOUS THROUGHOUT****2 CAR DRIVEWAY TO THE FRONT****EARLY VIEWING HIGHLY RECOMMENDED****

Nestled in charming Woodhouses village, this delightful townhouse on Marston Close, Failsworth, offers a perfect blend of modern living and community spirit. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance porch, lounge, kitchen diner, 2 good sized bedrooms & a family bathroom. Externally, the property benefits from having a 2 car driveway to the front & a private garden to the rear complete with artificial lawn and timber decking.

This townhouse is perfect for first time buyers, families, or anyone looking to downsize without compromising on quality. Early viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss the opportunity to make this property your own.

Entrance Porch

Lounge

11'10" x 14'4" (3.61m x 4.37m)

2x Radiators. Stairs off.

Kitchen Diner

11'4" x 11'9" (3.45m x 3.58m)

Modern fitted wall and base units incorporating oven, hob, grill & extractor. Stainless steel sink, rinser & drainer. Combi gas central heating boiler. Plumbed for washer. French doors to rear.

1st Floor Landing

Bedroom 1

11'10" x 10'11" (3.61m x 3.33m)

Front aspect. Radiator.

Bedroom 2

6'6" x 11'1" (1.98m x 3.38m)

Rear aspect. Loft access. Radiator.

Bathroom

4'11" x 8'2" (1.50m x 2.49m)

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

External

Externally, the property benefits from a 2 car driveway to the front & a private garden to the rear complete with outdoor sockets, artificial lawn and timber decking.

Tenure & Council Tax

We have been advised that the property is Leasehold with a term of 999 years. The annual charge is £50 per annum.

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.