NPE

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For Sale

5 Wright Street, Failsworth - EPC: C £170,000

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Energy performance certificate (EPC)

5 Wright Street Failsworth MANCHESTER M35 9PF	Energy rating **C**	Valid until:	**4 August 2036**
		Certificate number:	**8836-9228-1600-0075-5202**

Property type	Mid-terrace house
Total floor area	72 square metres

Rules on letting this property

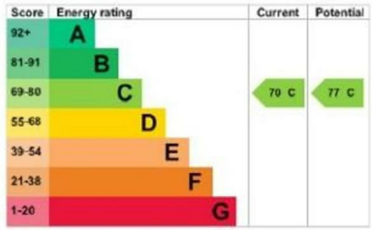
Properties can be let if they have an energy rating from A to E.

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 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****EXTENDED TO THE REAR****IDEAL FOR FIRST TIME BUYERS, INVESTORS & SMALL FAMILIES****POPULAR & CONVENIENT LOCATION****2 RECEPTION ROOMS****3 GOOD SIZED BEDROOMS****CLOSE TO LOCAL AMENITIES****GOOD TRANSPORT LINKS****ON STREET PARKING****WELL MAINTAINED THROUGHOUT****We offer for sale this spacious and well maintained 3 bedroom terrace located in the heart of Failsworth. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance porch, lounge, dining room, kitchen, downstairs 3 piece white suite bathroom & 3 good sized bedrooms. Externally, the property benefits from a private yard to the rear.

Entrance Porch

Lounge
13'6" x 13'4" (4.11m x 4.06m)
Radiator.

Dining Room
10'3" x 11'2" (3.12m x 3.40m)
Stairs off. Radiator. Under stairs storage.

Kitchen
9'10" x 7'6" (3.00m x 2.29m)
Fitted wall base units incorporating oven, hob & extractor. Stainless steel sink rinser & drainer. Combi gas central heating boiler. Plumbed for washer.

Downstairs Bathroom
3 piece white suite with electric shower to bath. Part wall tiled.

1st Floor Landing

Bedroom 1
11'0" x 13'2" (3.35m x 4.01m)
Rear aspect. Radiator.

Bedroom 2
6'8" x 13'6" (2.03m x 4.11m)
Front aspect. Radiator.

Bedroom 3
6'2" x 9'11" (1.88m x 3.02m)
Front aspect. Radiator.

External
Externally the property benefits from a private yard to the rear.

Tenure & Council Tax
We have been advised that the 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.