



# NPE

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## For Sale

46 Glenmore Drive, Failsworth - EPC: D £179,950



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## Energy performance certificate (EPC)

46 Glenmore Drive Falsworth MANCHESTER M35 9HP	Energy rating <b>D</b>	Valid until: 30 October 2035
		Certificate number: 9390-2689-9500-2175-3611

Property type	End-terrace house
Total floor area	58 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR LOCATION\*\*\*\*GOOD SIZED REAR GARDEN\*\*\*\*LOTS OF POTENTIAL\*\*\*\*IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious 2 bedroom end town house, situated in a popular location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, fitted kitchen, 2 bedrooms and a 3 piece shower room. Externally, the property has the benefit of a garden to the front, driveway to the side and a good sized garden to the rear.

### Porch

### Entrance Hallway

Stairs off. Radiator.

### Lounge

14'3 x 11'5 (4.34m x 3.48m)

Living flame gas fire. Feature fireplace. Radiator. Arch through to dining room.

### Dining Room

7'5 x 7'0 (2.26m x 2.13m)

Radiator.

### Kitchen

7'4 x 8'0 (2.24m x 2.44m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Under stairs storage.

### Rear Porch

### First Floor Landing

Loft access.

### Bedroom 1

9'0 x 15'9 (2.74m x 4.80m)

Front aspect. Radiator.

### Bedroom 2

10'5 x 7'11 (3.18m x 2.41m)

Rear aspect. Radiator. Combi gas central heating boiler.

### Shower Room

4'10 x 7'2 (1.47m x 2.18m)

3 piece shower suite. Part ceramic wall tiled. Radiator.

### External

Garden to the front, driveway to the side and a good sized garden to the rear.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £10 per annum. The council tax is in Band B 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.