









NPE

Estate Agents Lettings
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For Sale

112 Dean Street, Failsworth - EPC: D £190,000







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Energy performance certificate (EPC)

112 Dean Street Failsworth MANCHESTER M35 0DR	Energy rating **D**	Valid until:	15 October 2036
		Certificate number:	9468-3967-7200-9806-5200

Property type	Semi-detached house
Total floor area	61 square metres

Rules on letting this property

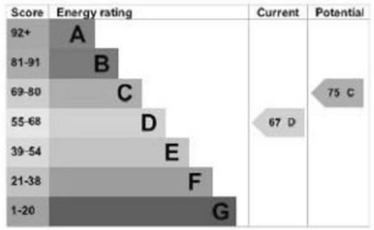
Properties can be let if they have an energy rating from A to E.

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.



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
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****WELL MAINTAINED****CONSERVATORY TO REAR****CLOSE TO METROLINK****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this 2 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted kitchen, uPVC conservatory, downstairs WC, 2 good sized bedrooms, an ensuite washroom, and a 2 piece bathroom. Externally, the property has the benefit of a garden to the front & rear.

Entrance Hallway
Stairs off.

Lounge
13'7 x 11'9 (4.14m x 3.58m)
Fitted electric fire. Feature fireplace. Radiator.

Kitchen
8'6 x 10'8 (2.59m x 3.25m)
Fitted wall & base units. Stainless steel sink & drainer. Ceramic wall tiled. Plumbed for washer. Radiator. French doors to rear.

uPVC Conservatory
8'8 x 13'7 (2.64m x 4.14m)

Downstairs WC
Wash basin. Ceramic wall tiled. Combi gas central heating boiler.

First Floor Landing
Loft access. Radiator.

Bedroom 1
12'8 x 10'2 (3.86m x 3.10m)
Front aspect. Fitted wardrobes. Radiator.

En Suite
Toilet & wash basin.

Bedroom 2
9'10 x 8'10 (max) (3.00m x 2.69m (max))
Rear aspect. Radiator.

Bathroom
2 piece suite with corner Jacuzzi bath & wash basin. Heated towel rail.

External
Gardens to the front & 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. £5 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.