









NPE

Estate Agents Lettings
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For Sale

40 Coronation Road, Failsworth - EPC: C £199,950







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Energy performance certificate (EPC)

40 Coronation Road Failsworth MANCHESTER M35 0LT	Energy rating **C**	Valid until:	9 July 2036
		Certificate number:	0360-2880-8630-2396-2455

Property type	Semi-detached house
Total floor area	63 square metres

Rules on letting this property

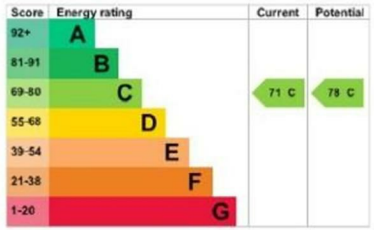
Properties can be let if they have an energy rating from A to E.

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

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

****IDEAL FOR FIRST TIME BUYERS, INVESTORS AND SMALL FAMILIES****2 DOUBLE BEDROOMS****EXTENDED TO THE REAR****POPULAR AND CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****OFF ROAD PARKING ACCESS TO THE REAR****We are delighted to offer this well maintained and spacious 2 bedroom semi detached property located in the ever popular area of Failsworth. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance hall, lounge, conservatory, kitchen, 2 good sized double bedrooms & a 3 piece white shower suite bathroom. Externally the property benefits from being garden fronted and has a sizeable garden to the rear with off road parking access. Viewing is highly recommended to appreciate the potential the property poses.

Entrance Hallway
Stairs off. Radiator.

Lounge
10'0" x 11'5" (3.05m x 3.48m)
Radiator.

Conservatory
9'9" x 9'3" (2.97m x 2.82m)
uPVC double glazed.

Kitchen
7'8" x 11'5" (2.34m x 3.48m)
Fitted wall and base units. Ceramic sink, rinser & drainer. Combi gas central heating boiler. Part ceramic wall tiled. Radiator.

1st Floor Landing
Loft access.

Bedroom 1
13'10" x 8'10" (4.22m x 2.69m)
Front aspect. Radiator.

Bedroom 2
10'7" x 11'1" (3.23m x 3.38m)
Rear aspect. Radiator.

Bathroom
5'8" x 6'4" (1.73m x 1.93m)
3 piece white shower suite. Heated towel rail. Extractor fan.

External
The property benefits from being garden fronted and has a sizeable private rear garden with off road parking access.

Tenure & Council Tax
We have been advised that the property is a 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.