



# NPE

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## For Sale

31 Miriam Street, Failsworth - EPC: D £139,950



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## Energy performance certificate (EPC)

31 Miriam Street Failsworth MANCHESTER M35 0LA	Energy rating	Valid until:	28 March 2035
	<b>D</b>	Certificate number:	0300-2371-0470-2425-2801

Property type Mid-terrace house

Total floor area 72 square metres

### Rules on letting this property

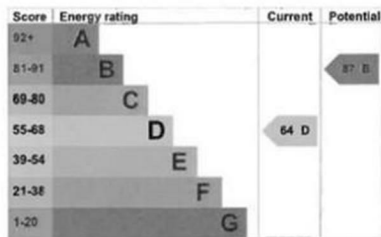
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B.

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

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* 2 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYER OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious 2 bedroom mid terraced property, situated in a popular location, ideal for the first time buyer or investor. The property is double glazed & gas centrally heated and briefly comprises: Lounge, dining room, fitted kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted and has a private yard area to the rear.

### Lounge

12'0" x 12'11 (3.66m x 3.94m)

Feature fireplace. Radiator. Enclosed stairs off.

### Dining Room

11'6" x 12'10" (3.51m x 3.91m)

Radiator. Understairs storage.

### Kitchen

9'6 x 7'8 (2.90m x 2.34m)

Fitted wall and base units. Stainless steel sink and drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator. Gas central heating boiler.

### First Floor Landing

Loft access.

### Bedroom 1

11'11 x 12'10 (3.63m x 3.91m)

Front aspect. Radiator.

### Bedroom 2

7'9 x 12'10 (2.36m x 3.91m)

Rear aspect. Radiator.

### Bathroom

Three piece white suite. Part ceramic wall tiled. Radiator.

### External

Pavement fronted and private yard area 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. £2 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.