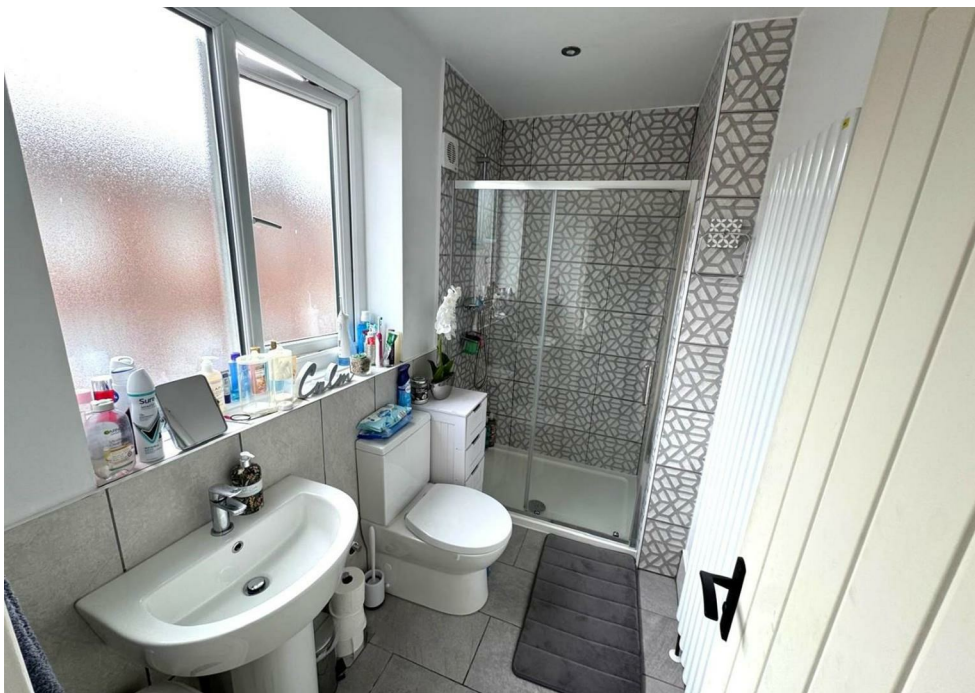
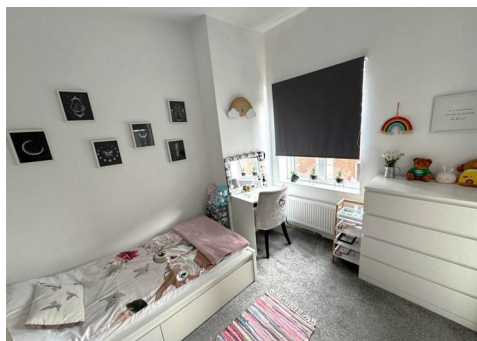
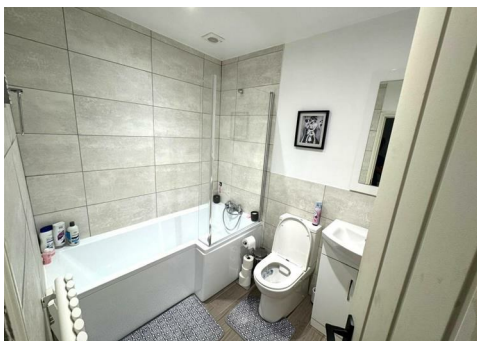


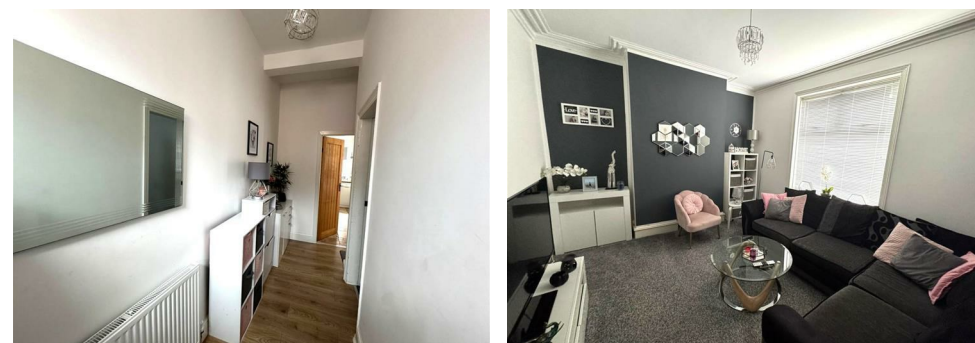


NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

14 Grange Street, Failsworth - EPC: D £1,400 (From) Per Calendar Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

14 Grange Street Failsworth MANCHESTER M35 0HU	Energy rating D	Valid until: 7 April 2032 Certificate number: 0460-2398-2040-2202-7035
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Property type

Mid-terrace house

Total floor area

95 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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

****AVAILABLE** RENOVATED THROUGHOUT**NEW BATHROOM(S)**NEW KITCHEN**LUXURIOUS**NP Estates** are excited to market this beautifully finished mid terrace property located in Failsworth within walking distance to local supermarkets, bus route on Oldham Road and Failsworth Metrolink. The property benefits from Gas Central Heating, double glazed uPVC throughout and briefly comprises of:- bright entrance hallway leading to spacious lounge, brand new well fitted contemporary kitchen, offering woodblock worktop, warm farm style units integrated oven and stone tiled, the kitchen looks over to the large dining room and patio doors taking you out to the patio area. First floor, one good size double bedroom, second spacious double bedroom with private en suite with shower cubicle and large master bedroom. The main family bathroom provides bath, shower, w/c vanity unit and bright LED spotlights to finish off. Do not hesitate to book your viewing appointment before it's too late. References and affordability checks available. Please call the office to arrange a viewing appointment 01616821001. Available to move in end of September.

NP Estates are part of the Propertymark Client Money Protection Scheme. Scheme Ref: C0123970. NP Estates are also members of The Dispute Service.

EPC D

Long Entrance Hallway

Stairs off. Radiator.

Lounge

11'11 x 13'6 (3.63m x 4.11m)

Fitted gas fire. Feature fireplace.

Dining Room

12'11 x 10'1 (3.94m x 3.07m)

Under stairs storage. Radiator. Patio doors to rear.

Kitchen

12'10 x 7'6 (3.91m x 2.29m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Radiator.

First Floor Landing

Loft access.

Bedroom 1

11'11 x 11'9 (3.63m x 3.58m)

Front aspect. Radiator.

Bedroom 2

10'6 x 8'10 (3.20m x 2.69m)

Rear aspect. Radiator.

Bedroom 3

11'11 x 6'0 (3.63m x 1.83m)

Front aspect. Radiator.

Bathroom

10'8 x 7'4 (3.25m x 2.24m)

5 piece suite including independent shower cubicle. Part ceramic wall tiled. Radiator.

External

Garden fronted and private yard area to the rear.

Tenure

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £4 per annum.

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.