NPE

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For Sale

106 Mersey Road North, Failsworth - EPC: C £160,000

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Energy performance certificate (EPC)

106, Mersey Road North Failsworth MANCHESTER M35 9LT	Energy rating **C**	Valid until: 1 August 2029 Certificate number: 8241-6728-5820-6289-6902

Property type	Mid-terrace house
Total floor area	59 square metres

Rules on letting this property

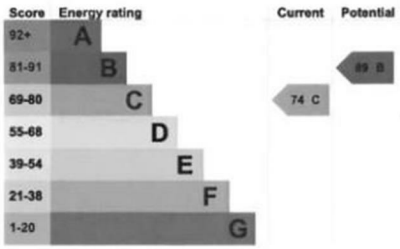
Properties can be let if they have an energy rating from A to E.

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 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

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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this larger than average 2 bedroom mid terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, modern fitted kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally, the property is garden fronted and has a small garden to the rear.

Entrance Hallway
Stairs off.

Lounge
13'11 x 11'1 (4.24m x 3.38m)
Radiator.

Kitchen
8'6 x 11'4 (2.59m x 3.45m)
Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Under stairs storage. Radiator.

First Floor Landing
Spindled balustrade. Loft access.

Bedroom 1
12'0 x 14'1 (3.66m x 4.29m)
Front aspect. Radiator.

Bedroom 2
10'10 x 8'3 (3.30m x 2.51m)
Rear aspect. Radiator.

Bathroom
3 piece white suite with shower to bath. Heated towel rail.

External
Garden fronted and small garden to rear.

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