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For Sale

18 Dalston Avenue, Failsworth - EPC: C £189,950



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Energy performance certificate (EPC)

18 Dalston Avenue Fallowfield MANCHESTER M35 9LH	Energy rating C	Valid until: 17 August 2036
		Certificate number: 0360-2594-3680-2596-4511

Property type Semi-detached house

Total floor area 64 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 C. It has the potential to be C.

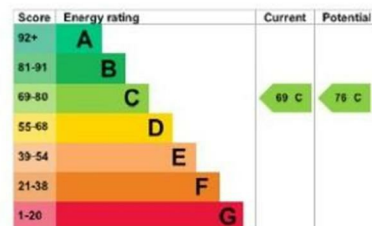
[See how to improve this property's energy efficiency](#)

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



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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****2 RECEPTION ROOMS****2 GOOD SIZED BEDROOMS****PRIVATE REAR GARDEN****DRIVEWAY TO THE FRONT****LOTS OF POTENTIAL****We offer for sale this 2 bedroom semi detached property located in a desirable and quiet part of Fallowfield. The property is double glazed throughout, has combi gas central heating & briefly comprises: Entrance hallway, lounge, dining room, kitchen, 2 good sized bedrooms and 3 piece white suite bathroom. Externally, the property benefits from a 1 car driveway to the front, and a private garden to the rear. Viewing is recommended to appreciate the potential the property holds.

Entrance Hallway

Stairs off. Radiator.

Lounge

11'8" x 11'1" (3.56m x 3.38m)

Radiator.

Dining Room

11'6" x 11'0" (3.51m x 3.35m)

Radiator. Combi gas central heating boiler. Gas fire.

Kitchen

10'3" x 10'5" max (3.12m x 3.18m max)

Fitted wall and base units. Stainless steel sink and drainer. Part wall tiled.

Lean To

5'6" x 9'10" max (1.68m x 3.00m max)

uPVC door to side and rear garden.

1st Floor Landing

Loft access.

Bedroom 1

13'2" x 14'2" (4.01m x 4.32m)

Front aspect. Radiator.

Bedroom 2

7'10" x 10'10" (2.39m x 3.30m)

Rear aspect. Radiator.

Bathroom

6'1" x 6'0" (1.85m x 1.83m)

3 piece white suite. Radiator. Airing cupboard.

External

The property benefits from being garden fronted with a 1 car driveway. To the rear, the property has a private garden complete with patio and timber shed.

Tenure & Council Tax

We have been advised that the 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.