



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

47 Old Road, Failsworth - EPC: D £214,950



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

Energy performance certificate (EPC)

47 Old Road Fallswoth MANCHESTER M35 0DJ	Energy rating D	Valid until: 22 June 2036 Certificate number: 0350-2311-7660-2896-2345
---	---------------------------	---

Property type	End-terrace house
Total floor area	117 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 C.

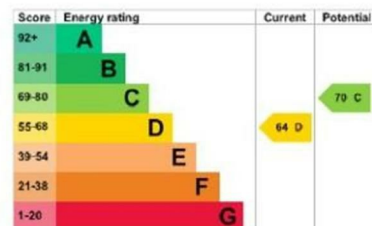
[See how to improve this property's energy efficiency.](#)

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

****2 DOUBLE BEDROOMS PLUS LARGE ATTIC ROOM****POPULAR & CONVENIENT LOCATION****
CLOSE TO METROLINK STATION**** 2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYERS,
YOUNG FAMILY OR INVESTOR**** We offer for sale this deceptively spacious 2 bedroom end terraced
property, situated in a popular & convenient location, ideal for the first time buyer, young family or
investor. The property is part uPVC double glazed & combi gas centrally heated and briefly comprises:
Long entrance hallway, lounge, dining room, fitted kitchen, 2 double bedrooms, a 3 piece bathroom
and a large attic room. Externally the property is garden fronted and has a private yard area to the rear.

Long Entrance Hallway

Lounge

11'11 x 11'11 (3.63m x 3.63m)

Living flame gas fire. Feature fireplace. Radiator. Opening through to dining room.

Dining Room

12'8 x 15'6 (max) (3.86m x 4.72m (max))

Radiator.

Kitchen

9'10 x 7'11 (3.00m x 2.41m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part
ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler.

Long First Floor Landing

Spindled balustrade. Stairs off leading to bedroom 3/attic room.

Bedroom 1

11'9 x 15'8 (3.58m x 4.78m)

Front aspect. Feature fireplace. Radiator.

Bedroom 2

9'9 x 13'2 (2.97m x 4.01m)

Rear aspect. Feature fireplace. Radiator.

Bathroom

10'1 x 7'11 (3.07m x 2.41m)

3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

Bedroom 3/Attic Room

14'9 x 11'2 (4.50m x 3.40m)

Fixed stairs off first floor landing. Velux window.

External

Garden fronted and private yard area to the 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.