



NPE

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For Sale

64 Ashton Road East, Failsworth - EPC: D £199,950



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Energy performance certificate (EPC)

64 Ashton Road East
Falsworth
MANCHESTER
M35 9PR

Energy rating
D

Valid until: 24 March 2036

Certificate number: 9236-1527-7600-0064-0226

Property type: Semi-detached bungalow
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 D. It has the potential to be C.

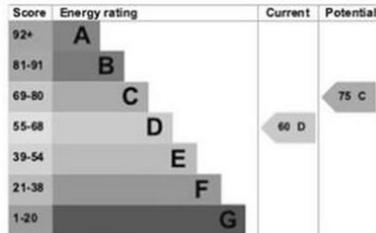
See [how to improve this property's energy efficiency](#).

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



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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****ORIGINALLY A 2 BED****EXTENDED TO SIDE****DRIVEWAY TO REAR**** We offer for sale this extended 1/2 bedroom semi detached bungalow, situated in a popular & convenient location, ideal for an older couple or young family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, 3 piece bathroom, main bedroom, inner hallway, office/dining room, fitted kitchen, lounge, bar room/bedroom 2, and sun room. Externally, the property is garden fronted and has gardens to the side & rear with 2 outhouses and a driveway at the rear.

Entrance Hallway

2 storage cupboards.

Bathroom

3 piece white suite with electric shower to bath.

Bedroom 1

12'11 x 9'5 (3.94m x 2.87m)

Fitted wardrobes. Radiator. Gas central heating boiler.

Inner Hallway

Radiator.

Office/Dining Room

6'6 x 8'0 (1.98m x 2.44m)

Radiator.

Kitchen

11'10 x 6'11 (3.61m x 2.11m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer.

Lounge

10'9 x 11'8 (3.28m x 3.56m)

Radiator.

Bar Room/Bedroom 2

10'6 x 9'5 (3.20m x 2.87m)

Fitted bar & units. Radiator. Patio doors to sun room.

Sun Room

6'4 x 8'9 (1.93m x 2.67m)

Radiator.

External

Garden fronted and has gardens to the side & rear with 2 outhouses and a driveway at 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.