

# NPE

Estate Agents Lettings  
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## For Sale

214 Ashton Road West, Failsworth - EPC: D £239,950



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## Energy performance certificate (EPC)

214 Ashton Road West  
Falsworth  
MANCHESTER  
M35 9QB

Energy rating  
**D**

Valid until: 18 February 2036

Certificate number: 8900-4280-0722-2594-3263

Property type: Mid-terrace house  
Total floor area: 100 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.

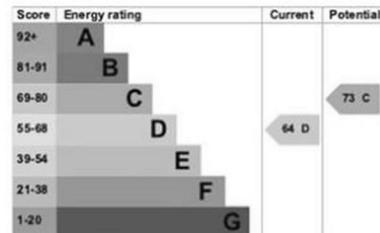
See [how to improve this property's energy efficiency](#).

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](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*DOUBLE EXTENSION TO REAR\*\*\*\*LARGE ATTIC BEDROOM\*\*\*\*DOUBLE LENGTH GARAGE AND GARDEN TO REAR\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this well maintained, spacious and largely extended 3 bedroom terraced property, situated in a popular & convenient location, close to most local amenities, ideal for the family. The property is part uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, dining room, fitted kitchen, 2 double bedrooms and a large modern wet room to the first floor and a further attic room to the 2nd floor. Externally, the property has the benefit of a garden to the front, and a garden to the rear with artificial lawn, block paved patio, a brick outhouse, outside WC and large detached double length garage. Viewing highly recommended.

### Entrance Porch

#### Lounge

13'3 x 13'4 (4.04m x 4.06m)

Radiator.

#### Dining Room

9'5 x 13'5 (2.87m x 4.09m)

Radiator. Storage cupboard. Double doors to kitchen.

#### Kitchen

8'10 x 12'7 (2.69m x 3.84m)

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

#### First Floor Landing

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

#### Bedroom 1

10'4 x 13'4 (3.15m x 4.06m)

Front aspect. Radiator.

#### Bedroom 2

19'3 x 8'0 (5.87m x 2.44m)

Rear aspect. Radiator.

#### Wet Room

16'4 x 5'0 (4.98m x 1.52m)

Modern 3 piece shower suite. Part ceramic wall tiled. Ceramic floor tiled. 2 x heated towel rail.

#### Bedroom 3 Attic Room

11'3 x 17'11 (3.43m x 5.46m)

2 radiators. Velux window. fixed stairs off first floor landing.

#### External

Garden to the front, and a garden to the rear with artificial lawn, block paved patio, a brick outhouse, outside WC and large detached double length garage.

#### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum. 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.