









NPE

Estate Agents Lettings
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For Sale

16 Brierley Avenue, Failsworth - EPC: C £185,500







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

Energy performance certificate (EPC)

16 Brierley Avenue Failsworth MANCHESTER M35 0RG	Energy rating **C**	Valid until:	11 December 2035
		Certificate number:	9350-2860-6520-2395-3731

Property type	Semi-detached house
Total floor area	76 square metres

Rules on letting this property

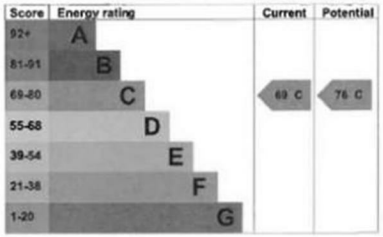
Properties can be let if they have an energy rating from A to E.

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 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

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS**** 3 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this deceptively spacious, 3 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, sunshine lounge, fitted dining kitchen, 3 good sized bedrooms and a 3 piece shower room. Externally the property has the benefit of gardens to the front and rear with lawns & patio.

Entrance Hallway
Stairs off. Radiator. Under stairs storage.

Sunshine Lounge
17'0 x 10'5 (5.18m x 3.18m)
2 radiators.

Dining Kitchen
10'6 x 13'9 (3.20m x 4.19m)
Fitted wall & base units. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

First Floor Landing
Spindled balustrade.

Bedroom 1
10'10 x 14'3 (3.30m x 4.34m)
Rear aspect. Radiator. Built in wardrobe.

Bedroom 2
9'6 x 9'4 (2.90m x 2.84m)
Rear aspect. Radiator.

Bedroom 3
6'1 x 10'5 (1.85m x 3.18m)
Front aspect. Radiator.

Shower Room
3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

External
Gardens to the front and rear with lawns & patio.

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.