



NPE

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For Sale

3 Warrington Street, Lees - EPC: C £179,950



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Energy performance certificate (EPC)

3 Warrington Street Lees OLDHAM OL4 5AE	Energy rating C	Valid until: 14 October 2035
		Certificate number: 4635-0620-5508-0585-5282

Property type Mid-terrace house

Total floor area 83 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-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

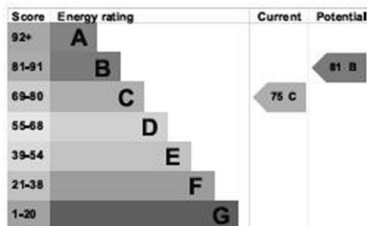
[See how to improve this property's energy efficiency.](#)

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****VERY POPULAR LOCATION****LARGER THAN AVERAGE****MODERNISED THROUGHOUT TO A HIGH STANDARD**** 2 LARGE DOUBLE BEDROOMS****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** We offer for sale this fully modernised and deceptively spacious 2 bedroom end terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, spacious lounge, modern fitted dining kitchen, modern 3 piece white bathroom and 2 large double bedrooms. Externally the property is pavement fronted and has a communal yard to the rear.

Vestibule Entrance

Lounge

19'3 x 13'3 (5.87m x 4.04m)

Fitted electric fire. 2 radiators. Open plan stairs off.

Dining Kitchen

8'6 x 18'8 (2.59m x 5.69m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Plumbed for washer. Radiator.

First Floor Landing

Bedroom 1

10'4 x 16'3 (3.15m x 4.95m)

Front aspect. Built in cupboard. 2 radiators.

Bedroom 2

10'4 x 14'0 (3.15m x 4.27m)

Rear aspect. Radiator.

Bathroom

Modern 3 piece white suite with waterfall shower to bath. Part ceramic wall tiled. Heated towel rail.

External

Pavement fronted and communal yard to 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.