



# NPE

## For Sale

303 Ashton Road East, Failsworth - EPC: C £189,950



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## Energy Performance Certificate



303, Ashton Road East, Failsworth, MANCHESTER, M35 9HH

Dwelling type: Mid-terrace house Reference number: 0360-2847-7850-9621-2621  
Date of assessment: 23 May 2019 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 23 May 2019 Total floor area: 82 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

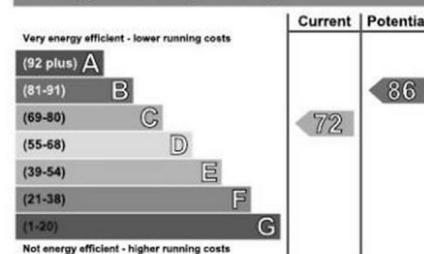
Estimated energy costs of dwelling for 3 years:	£ 1,923
Over 3 years you could save	£ 246

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 180 over 3 years	
Heating	£ 1,341 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,923</b>	<b>£ 1,677</b>	 You could save £ 246 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 69
2 Low energy lighting for all fixed outlets	£20	£ 78
3 Solar water heating	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

\*\*\*\*CHAIN FREE\*\*\*\*IDEAL FOR FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES\*\*\*\*POPULAR AND CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\*GOOD LOCAL TRANSPORT LINKS\*\*\*\*3 GOOD SIZED BEDROOMS\*\*\*\*We offer for sale this well maintained, 3 bedroom terraced property perfect for the first time buyer, investor or young family. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance porch, lounge, kitchen diner, 3 good sized bedrooms and a 3 piece white suite bathroom with a shower to bath. Externally, the property is garden fronted with a private yard to the rear. Viewing recommended.

### Porch Entrance

#### Lounge

17'7" x 14'4" (5.36m x 4.37m)

Bay window. Radiator. Open plan stairs off.

#### Dining Kitchen

10'2" x 14'4" (3.10m x 4.37m)

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

#### Downstairs Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Radiator.

#### First Floor Landing

Loft access.

#### Bedroom 1

9'10" x 14'4" (3.00m x 4.37m)

Rear aspect. Radiator.

#### Bedroom 2

14'11" x 8'2" (4.55m x 2.49m)

Front aspect. Radiator.

#### Bedroom 3

12'2" x 5'10" (3.71m x 1.78m)

Front aspect. Radiator.

#### External

Garden fronted and private yard area to the rear.

#### Tenure & Council Tax

We have been advised that this property 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.