



# NPE

Estate Agents Lettings  
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## For Sale

74 Ashton Road, Woodhouses - EPC: C £460,000



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## Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 74 Ashton Road<br>Falsworth<br>MANCHESTER<br>M35 9WL | Energy rating<br><b>C</b> | Valid until: 6 October 2035                  |
|  |                           | Certificate number: 9320-2287-2500-2305-2571 |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 148 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 C. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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\*\*\*\*LUXURY MODERN INTERIOR\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*LARGE REAR GARDEN\*\*\*\*OVERLOOKS FIELDS TO REAR\*\*\*\*IDEAL FOR FAMILY\*\*\*\* Built Circa 1855, we are delighted to offer for sale this deceptively spacious and luxury modern 4 bedroom end cottage, situated in a highly sought after location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious entrance hallway, large through lounge/dining room, large L shaped luxury modern fitted dining kitchen, utility room, 4 good sized bedrooms, a modern 4 piece family bathroom and a modern 3 piece en suite shower room. Externally the property has the benefit of a patio garden to the front, a long driveway to the side and a large rear garden with artificial lawn, timber decked areas and Koi pond. Overlooks fields to the rear.

### Spacious Entrance Hallway

Stairs off. Radiator.

### Through Lounge/Dining Room

24'2 x 12'5 (7.37m x 3.78m)

Living flame gas fire. Feature fireplace. 2 radiators. Under stairs storage.

### Dining Kitchen

30'10 x 9'3 (min) 17'7 (max) (9.40m x 2.82m (min) 5.36m (max))

L Shaped. Luxury modern fitted wall & base units incorporating double oven, hob & extractor. Quartz worktops. Single sink, rinser & drainer. Integrated dishwasher, microwave & 2nd oven. Ceramic floor tiled. Inset spotlights. Radiator. Bi folding doors to the rear. Combi gas central heating boiler.

### Utility Room

7'5 x 7'6 (2.26m x 2.29m)

Fitted wall & base units. Plumbed for washer. Radiator. French doors to rear.

### First Floor Landing

Spindled balustrade. Loft access. Inset spotlights.

### Bedroom 1

19'10 x 11'0 (6.05m x 3.35m)

Rear aspect. Radiator. Feature fireplace. Fitted wardrobes.

### En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

### Bedroom 2

8'1 x 9'5 (2.46m x 2.87m)

Rear aspect. Radiator. Currently being used as a home office/study.

### Bedroom 3

13'5 x 9'2 (4.09m x 2.79m)

Front aspect. Built in wardrobes. Radiator.

### Bedroom 4

10'1 x 16'3 (3.07m x 4.95m)

Front aspect. Fitted wardrobes. Radiator.

### Family Bathroom

Modern 4 piece white suite with huge double bath with waterfall shower over. Part ceramic wall tiled. Heated towel rail.

### External

Patio garden to the front, a long driveway to the side and a large rear garden with artificial lawn, timber decked areas and Koi pond. Overlooks fields to the rear.

### 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 D 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.