



NPE

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For Sale

317 Ashton Road East, Failsworth - EPC: C £169,950



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Energy performance certificate (EPC)

317 Ashton Road East Fallsworth MANCHESTER M35 9HH	Energy rating C	Valid until: 18 August 2036 Certificate number: 0390-2831-1680-2696-2545
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Property type Mid-terrace house

Total floor area 73 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.

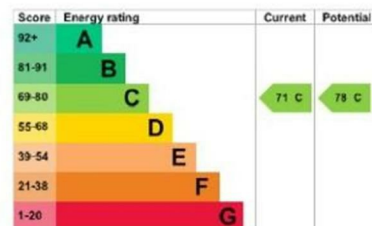
[See how to improve this property's energy efficiency.](#)

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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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR LOCATION****OFF ROAD PARKING TO THE REAR****DECEPTIVELY SPACIOUS****2 GOOD SIZED BEDROOMS****NEEDS SOME MODERNISATION****REALISTICALLY PRICED****We offer for sale this spacious and realistically priced 2 bedroom terrace property situated in the popular and convenient area of Fallsworth. The property us uPVC double glazed throughout and combi gas centrally heated and briefly comprises: Entrance porch, lounge, kitchen, 2 good sized bedrooms and a wet room. Externally, the property benefits from being garden fronted and has a small garden to the rear.

Entrance Porch

Lounge

17'4x11'1 (5.28mx3.38m)

Feature fireplace. 2 radiators.

Kitchen

8'10x14'7 (2.69mx4.45m)

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

1st Floor Landing

Bedroom 1

13'4x11'3 (4.06mx3.43m)

Front aspect. Built in wardrobes. Radiator.

Bedroom 2

12'9x6'11 (3.89mx2.11m)

Rear aspect. Radiator.

Wet Room

3 piece white shower suite. Part wall tiled. Radiator. Combi gas central heating boiler.

External

The property benefits from being garden fronted and has a small garden to the rear with off road parking.

Tenure & Council Tax

We have been advised that the property is Leasehold on a 999 year term with an approx Ground Rent of £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.