









NPE

Estate Agents Lettings Valuers Mortgages Financial Services

For Sale

2 Argyll Park Road, Failsworth - EPC: D £239,950







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

English	Cymraeg

Energy performance certificate (EPC)

2 Argyl Park Road Fallsworth MAYCHESTER M35 9NF	Energy rating	Valid until:	11 December 2034
		Certificate number:	4434-5022-8409-0119-5292
Property type	Semi-detached house		
Total floor area	66 square metres		

Rules on letting this property

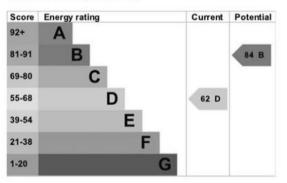
Properties can be let if they have an energy rating from A to E.

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 D. 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

Breakdown of property's energy performance

Visit our web site www.npestates.co.uk or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****VERY POPULAR LOCATION****WELL MAINTAINED****CONSERVATORY TO REAR****OVERLOOKS CRICKET PITCH TO REAR**** We offer for sale this spacious and well maintained 3 bedroom semi detached property, situated in a very highly sought after location, ideal for the first time buyer or family. The property is uPVC double glazed, combi gas centrally heated, has CCTV and security alarm and briefly comprises: Porch, entrance hallway, downstairs WC, spacious lounge, fitted kitchen, uPVC conservatory, 3 bedrooms and a 3 piece white shower room. Externally the property has the benefit of a garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & shed. Overlooks cricket pitch to rear.

Porch

Entrance Hallway

Stairs off.

Downstairs WC

Radiator

Lounge

13'5 x 14'1 (4.09m x 4.29m)

Living flame gas fire. Feature fireplace. Radiator.

Kitchen

8'5 x 11'11 (2.57m x 3.63m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Under stairs storage. Radiator.

uPVC Conservatory

8'6 x 10'11 (2.59m x 3.33m)

Radiator.

First Floor Landing

Loft access with drop down ladder. Loft part boarded for storage.

Bedroom 1

11'3 x 8'2 (3.43m x 2.49m)

Front aspect. Built in wardrobe. Radiator.

Bedroom 2

8'7 x 9'11 (2.62m x 3.02m)

Rear aspect. Built in wardrobe. Combi gas central heating boiler. Radiator.

Bedroom 3

8'5 x 6'4 (2.57m x 1.93m)

Front aspect, Radiator,

Shower Room

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

Externa

Garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & shed. Overlooks cricket pitch to 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. £6 per annum. The council tax is in Band B 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.