









NPE

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For Sale

58 Miriam Street, Failsworth - EPC: D £240,000







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Energy performance certificate (EPC)

58 Miriam Street Failsworth MANCHESTER M35 0JZ	Energy rating **D**	Valid until: **19 June 2032** Certificate number: **0022-9063-2059-3000-4213**

Property type	Semi-detached house
Total floor area	87 square metres

Rules on letting this property

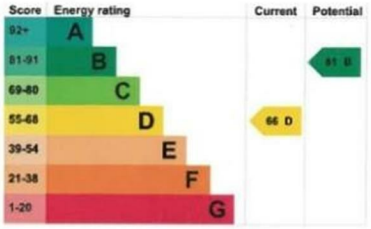
Properties can be let if they have an energy rating from A to E.

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

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

****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****POPULAR AND CONVENIENT LOCATION****MODERNISED THROUGHOUT****NOT OVERLOOKED TO THE REAR****POTENTIAL FOR OFF ROAD PARKING****VIEWING RECOMMENDED****We offer for sale this spacious and modernised 3 bedroom semi detached property located on Miriam Street in the popular area of Failsworth, Manchester. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance hallway, lounge, kitchen diner, 3 bedrooms & a family bathroom. Externally, the property benefits from being garden fronted with the potential for off road parking. To the rear, the property benefits from a split level garden complete with artificial grass and patio. Viewing recommended.

Entrance Hallway
Stairs off. Radiator.

Lounge
12'6" x 11'2" (3.81m x 3.40m)
Bay window. Radiator.

Kitchen Diner
12'4" x 17'3" (3.76m x 5.26m)
Modern fitted wall and base units incorporating oven, hob & extractor. Stainless steel sink rinser & drainer. Plumbed for washer. French doors to the rear.

1st Floor Landing
Loft access. Spindled balustrade.

Bedroom 1
11'0" x 14'6" (3.35m x 4.42m)
Front aspect. Bay window. Radiator.

Bedroom 2
11'0" x 12'6" (3.35m x 3.81m)
Rear aspect. Radiator.

Bedroom 3
6'1" x 6'5" (1.85m x 1.96m)
Front aspect. Radiator.

Bathroom
6'1" x 7'4" (1.85m x 2.24m)
3 piece white suite with electric shower to bath. Ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

External
The property benefits from being garden fronted and has the potential for off road parking. To the rear, the property has a spacious and well maintained split level garden complete with artificial lawn and patio.

Tenure & Council Tax
We have been advised that the property is a Leasehold on a 999 year lease with 908 years remaining. The annual ground rent is £5 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.