









NPE

Estate Agents Lettings
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For Sale

23 Livingstone Street, Lees - EPC: C £164,950







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Energy performance certificate (EPC)

23 Livingstone Street Lees OLDHAM OL4 5BY	Energy rating **C**	Valid until:	14 January 2036
		Certificate number:	0340-2985-3590-2096-4811

Property type	End-terrace house
Total floor area	78 square metres

Rules on letting this property

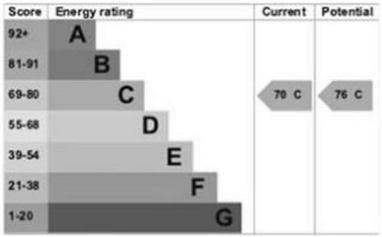
Properties can be let if they have an energy rating from A to E.

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 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

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

****CHAIN FREE****DECEPTIVELY SPACIOUS****EXTENDED TO REAR**** 2 RECEPTION ROOMS**** HIGHLY SOUGHT AFTER LOCATION****OVERLOOKS PARK TO REAR**** We offer for sale this deceptively spacious, extended 2 bedroom end terraced property, situated in a highly sought after location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious lounge, dining room, extended kitchen, 2 bedrooms and a 3 piece white shower room. Externally, the property is garden fronted and has a private yard area to the rear with brick outhouse. Overlooks park to rear.

Vestibule Entrance

Lounge
13'11 x 13'7 (4.24m x 4.14m)
Hardwood oak floor. Radiator.

Dining Room
10'2 x 13'7 (3.10m x 4.14m)
Under stairs storage. Radiator.

Extended Kitchen
11'7 x 6'10 (3.53m x 2.08m)
Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

First Floor Landing

Bedroom 1
13'11 x 13'17 (4.24m x 3.96m)
Front aspect. Fitted wardrobes. Radiator.

Bedroom 2
10'2 x 7'0 (3.10m x 2.13m)
Rear aspect. Built in cupboard. Radiator.

Shower Room
Modern 3 piece shower suite. Ceramic wall tiled. Radiator.

External
Garden fronted and private yard area to the rear. Overlooks park to rear.

Tenure & Council Tax
We have been advised that this property is a Leasehold property on a 999 year lease with a fixed ground rent of approx. £2 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.