



# NPE

Estate Agents Lettings  
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## For Sale

12 Brookdale Street, Failsworth - EPC: E £189,950



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## Energy performance certificate (EPC)

12, Brookdale Street  
Failsworth  
MANCHESTER  
M35 0HF

Energy rating

**E**

Valid until: 23 August 2025

Certificate number: 8402-9543-2829-3527-1853

Property type: Mid-terrace house

Total floor area: 96 square metres

### Rules on letting this property

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

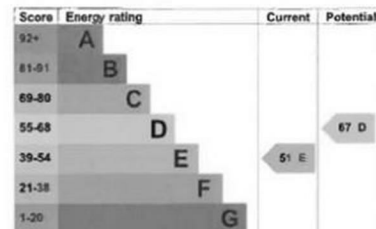
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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### Energy rating and score

This property's energy rating is E. It has the potential to be D.

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

\*\*\*\*CHAIN FREE\*\*\*\*NEWLY RENOVATED\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*CLOSE TO GOOD BUS ROUTE AND METROLINK\*\*\*\* DECEPTIVELY SPACIOUS\*\*\*\* 3 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYER OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious 3 bedroom mid terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor/landlord. The property is uPVC double glazed & gas centrally heated and briefly comprises: vestibule entrance, lounge, fitted dining kitchen, 2 bedrooms and a 3 piece white bathroom to the first floor and a large 3rd bedroom to the second floor. Externally the property is pavement fronted and has a private yard area to the rear.

### Vestibule Entrance

#### Lounge

12'10 x 12'6 (3.91m x 3.81m)

Fitted electric fire. Feature fireplace. Radiator.

#### Dining Kitchen

12'10 x 12'5 (3.91m x 3.78m)

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

#### First Floor Landing

Stairs off leading to 2nd floor landing.

#### Bedroom 1

13'0 x 12'5 (3.96m x 3.78m)

Front aspect. Radiator.

#### Bedroom 2

12'11 x 6'0 (3.94m x 1.83m)

Rear aspect. Radiator. Gas central heating boiler.

#### Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Radiator.

### Second Floor Landing

#### Bedroom 3

15'9 x 12'7 (max) (4.80m x 3.84m (max))

2nd floor. Radiator. Storage room off.

### External

Pavement fronted and private yard area to the rear.

### Tenure & Council Tax

We have been advised that this property is Freehold. 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.

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