



# NPE

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## For Sale

28 Miriam Street, Failsworth - EPC: D £239,950



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## Energy performance certificate (EPC)

28 Miriam Street Fallsword MANCHESTER M35 0LA	Energy rating <b>D</b>	Valid until: 16 July 2035 Certificate number: 0390-2716-7530-2895-7265
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Property type	Semi-detached house
Total floor area	94 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 C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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](mailto:sales@npestates.co.uk)

\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*DOUBLE EXTENSION TO REAR\*\*\*\*COULD EASILY BE MADE INTO A 3 BED\*\*\*\*GARAGE TO REAR\*\*\*\* 2 LARGE DOUBLE BEDROOMS\*\*\*\*VIEWING RECOMMENDED TO APPRECIATE SIZE\*\*\*\* We offer for sale this largely extended 2 bedroom semi detached property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious lounge, large fitted dining kitchen, 2 large double bedrooms and a large 4 piece white bathroom. Externally the property is pavement fronted and has a garden to the side/rear with timber decking, patio and detached garage.

### Lounge

12'11 x 18'0 (3.94m x 5.49m)

Living flame gas fire. Feature fireplace. Open plan stairs off. 2 radiators. Under stairs storage. Double doors to dining kitchen.

### Dining Kitchen

16'0 x 17'11 (4.88m x 5.46m)

Good range of fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Central island. Combi gas central heating boiler. Integrated dishwasher. Plumbed for washer. French doors to rear. Radiator.

### First Floor Landing

Loft access.

### Bedroom 1

10'0 x 16'10 (max) (3.05m x 5.13m (max))

Front aspect. Built in wardrobes. Radiator.

### Bedroom 2

19'1 x 10'8 (5.82m x 3.25m)

Rear aspect. Good range of fitted wardrobes. Radiator.

### Bathroom

15'5 x 5'8 (4.70m x 1.73m)

4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Radiator.

### External

Pavement fronted and has a garden to the side/rear with timber decking, patio and detached garage.

### Tenure & Council Tax

We have been advised that this property is Freehold. 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.