

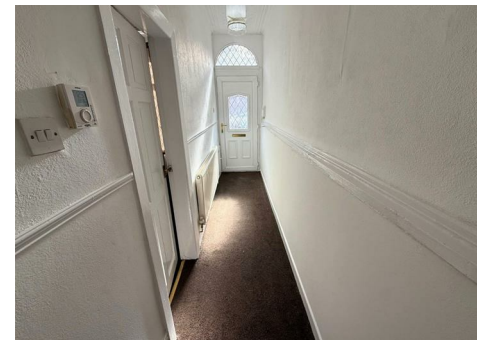


NPE

Estate Agents Lettings
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For Sale

121 Minor Street, Failsworth - EPC: D £179,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy performance certificate (EPC)

121 MINOR STREET FAILSWORTH MANCHESTER M35 9DZ	Energy rating	Valid until	10 June 2031
	D	Certificate number	2002-9093-2022-4093-4693

Property type	Mid-terrace 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.

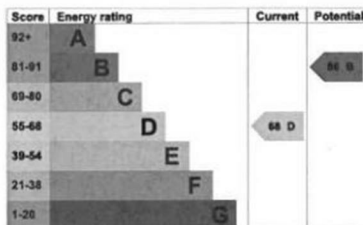
[See how to improve this property's energy efficiency.](#)

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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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYERS, INVESTORS AND YOUNG FAMILIES****DECEPTIVELY SPACIOUS****2 GOOD SIZED BEDROOMS****We offer for sale this chain free 2 bedroom terraced property situated in a popular and convenient location, ideal for the first time buyer, investor or young family. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Long entrance hallway, open plan lounge and dining room, kitchen, 1st floor landing, 2 good sized bedrooms and a 3 piece white suite with electric shower to bath. Externally, the property benefits from being garden fronted with a private yard to the rear.

Long Entrance Hallway

Stairs off. Radiator.

Lounge

12'2" x 11'1" (3.71m x 3.38m)

Feature fireplace. Opening to dining room.

Dining Room

10'11" x 14'0" (3.33m x 4.29m)

2 radiators.

Kitchen

8'7" x 7'8" (2.62m x 2.34m)

Under stairs storage. Fitted wall and base units incorporating oven, hob, extractor, stainless steel sink and drainer. Ceramic wall and floor tiled. Radiator.

1st Floor Landing

Loft access. Storage cupboard.

Bedroom 1

15'3" x 12'2" (4.65m x 3.73m)

Front aspect. Radiator. Fitted wardrobes.

Bedroom 2

14'4" x 9'10" (4.39m x 3.02m)

Rear aspect. Radiator. Laminate flooring.

Bathroom

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

External

The property benefits from being garden fronted and has a private yard 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.