

NPE

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For Sale

2 Newlands, Failsworth - EPC: D £214,950



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Energy performance certificate (EPC)

2 Nowlands Fallsworth MANCHESTER M35 0QU	Energy rating D	Valid until:	16 June 2034
		Certificate number:	0370-2903-4360-2194-2945

Property type Semi-detached house

Total floor area 74 square metres

Rules on letting this property

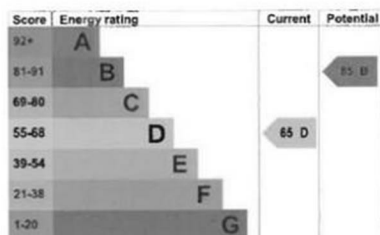
Properties can be let if they have an energy rating from A to E.

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

****CHAIN FREE****POPULAR CUL DE SAC LOCATION**** 2 RECEPTION ROOMS****WELL MAINTAINED****OVERLOOKS WOODLAND TO REAR****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this well maintained, chain free, 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of gardens to the front and rear with patio, timber decking and timber shed. Overlooks wood land to the rear.

Entrance Hallway

Stairs off. Radiator.

Lounge

12'0 x 11'11 (3.66m x 3.63m)

Radiator. Opening through to dining room.

Dining Room

10'4 x 10'0 (3.15m x 3.05m)

Patio doors to rear. Radiator.

Kitchen

7'1 x 7'6 (2.16m x 2.29m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'8 x 10'7 (3.86m x 3.23m)

Front aspect. Radiator.

Bedroom 2

10'9 x 9'11 (3.28m x 3.02m)

Rear aspect. Radiator.

Bedroom 3

6'3 x 6'11 (1.91m x 2.11m)

Front aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Radiator. Combi gas central heating boiler.

External

Gardens to the front and rear with patio, timber decking and timber shed. Overlooks wood land to the rear.

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.

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