



NPE

Estate Agents Lettings
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For Sale

29 Main Street, Failsworth - EPC: D £179,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

27 Ogden Road Failsworth MANCHESTER M35 0WN	Energy rating C	Valid until: 23 March 2034
		Certificate number: 0600-5276-0922-7328-3743

Property type Semi-detached bungalow
Total floor area 69 square metres

Rules on letting this property

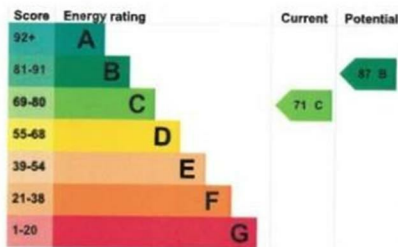
Properties can be let if they have an energy rating from A to E.

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 C. 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****IDEAL FOR FIRST TIME BUYERS & INVESTORS****POPULAR & CONVENIENT LOCATION****GOOD LOCAL TRANSPORT LINKS****2 GOOD SIZED BEDROOMS****LOCATED IN A HISTORIC AREA****EXTENDED TO THE REAR****We offer for sale this well maintained and spacious 2 bedroom extended terraced house located in a desirable area of Failsworth. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance porch, lounge, extended kitchen diner, 2 good sized bedrooms & a family bathroom. Externally, the property is garden fronted and benefits from a yard to the rear.

Entrance Porch

Lounge

14'3" x 13'4" (4.34m x 4.06m)

Feature fireplace. Gas fire. Radiator.

Kitchen Diner

11'1" x 21'0" (3.38m x 6.40m)

Fitted wall and base units incorporating oven, hob & extractor. Plumbed for washer. Under stairs storage. Stairs off. Stainless steel sink rinser & drainer. Combi gas central heating boiler. 2x radiators.

1st Floor Landing

Loft access to boarded loft.

Bedroom 1

13'6" x 14'4" (4.11m x 4.37m)

Front aspect. Radiator.

Bedroom 2

6'2" x 12'0" (1.88m x 3.66m)

Rear aspect. Radiator.

Bathroom

5'5" x 9'1" (1.65m x 2.77m)

3 piece white suite with electric shower to bath. Heated towel rail. Ceramic wall tiled. Airing cupboard.

External

The property benefits from being garden fronted and has a yard to the rear.

Tenure & Council Tax

We have been advised that the property is a 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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