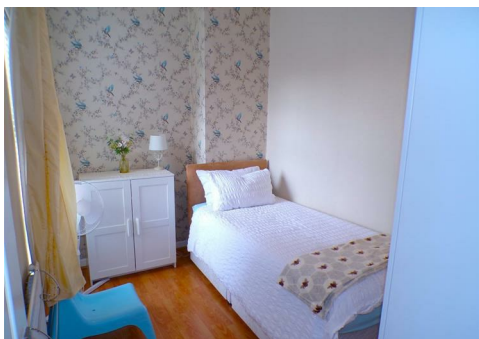


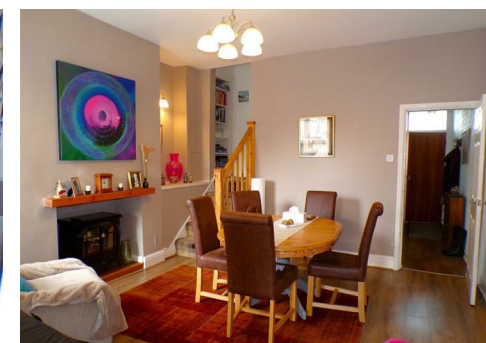


NPE

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For Sale

70 Ashton Road West, Failsworth - EPC: D £209,950



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

Energy performance certificate (EPC)

70 Ashton Road West Fallowfield MANCHESTER M14 6ES	Energy rating D	Valid until: 20 April 2036
		Certificate number: 7100-6305-0922-1622-3463

Property type Mid-terrace house

Total floor area 91 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	68 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

****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS**** 2 RECEPTION ROOMS**** 3 GOOD SIZED BEDROOMS****MODERNISED THROUGHOUT**** We offer for sale this deceptively spacious and modern 3 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, dining room, modern fitted kitchen, 3 bedrooms and a modern 4 piece white bathroom. Externally the property is garden fronted and has a private yard area to the rear.

Long Entrance Hallway

Radiator. Under stairs storage.

Lounge

12'0 x 10'4 (3.66m x 3.15m)

Radiator.

Dining Room

13'1 x 14'0 (3.99m x 4.27m)

Open stairs off. Radiator. Opening through to kitchen.

Kitchen

10'11 x 7'10 (3.33m x 2.39m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer, microwave, warming drawer, dishwasher & washer/dryer. Stainless steel sink & drainer. Part ceramic wall tiled.

Long First Floor Landing

Loft access.

Bedroom 1

11'11 x 14'0 (3.63m x 4.27m)

Front aspect. Walk in and fitted wardrobes. Radiator.

Bedroom 2

7'5 x 10'9 (2.26m x 3.28m)

Rear aspect. Radiator.

Bedroom 3

11'9 x 8'0 (3.58m x 2.44m)

Rear aspect. Radiator.

Bathroom

Modern 4 piece white suite including independent shower cubicle. Part ceramic wall tiled. Heated towel rail.

External

Garden 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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