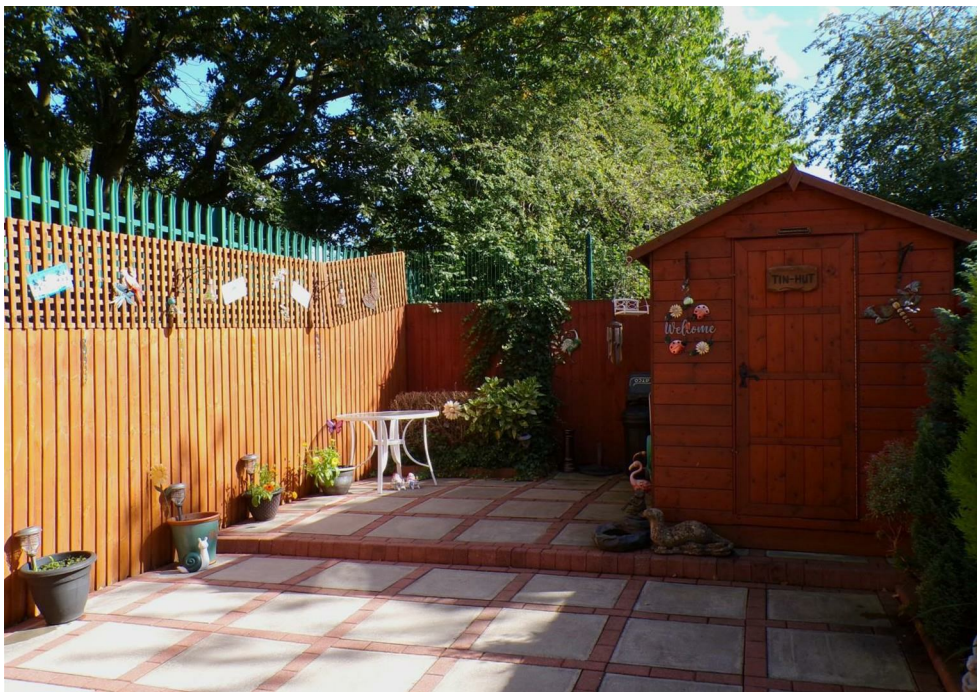




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For Sale

6 St. Johns Gardens, Failsworth - EPC: C £309,950



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

Energy performance certificate (EPC)

6 St. Johns Gardens Fallowfield MANCHESTER M15 9RG	Energy rating C	Valid until: 22 September 2036
		Certificate number: 3600-0777-0122-5621-3163

Property type End-terrace house

Total floor area 82 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.

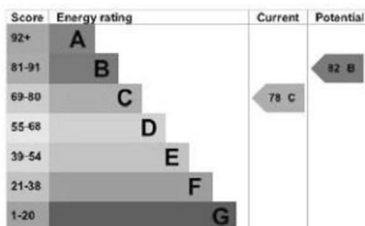
[See how to improve this property's energy efficiency.](#)

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



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or email you enquirers to sales@npestates.co.uk

****MODERN STYLE BUILT CIRCA 2015 BY MILLER HOMES**** 3 STORY FAMILY HOME****VERY POPULAR CUL DE SAC LOCATION**** 2 1/2 BATHS****NOT OVERLOOKED AT REAR**** We offer for sale this modern style 3 bedroom 3 story end town house, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, downstairs WC, modern fitted dining kitchen, 2 bedrooms and 3 piece family bathroom to the first floor, and a master bedroom with ensuite shower room to the 2nd floor. Externally the property has the benefit of a concrete garden area and 2 parking spaces to the front and a flagged patio garden to the rear with timber shed and attached timber storage lock up to the side. Not overlooked at the rear.

Entrance Hallway

Stairs off. Radiator.

Lounge

14'3 x 10'5 (4.34m x 3.18m)

Radiator.

Downstairs WC

Wash basin. Part ceramic wall tiled. Radiator.

Dining Kitchen

10'2 x 13'6 (3.10m x 4.11m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge & freezer. Part ceramic wall tiled. Combi gas central heating boiler. Radiator. French doors to the rear.

First Floor Landing

Radiator. Stairs off leading to Bedroom 1.

Bedroom 2

8'6 x 13'7 (2.59m x 4.14m)

Rear aspect. Built in wardrobe. Radiator.

Bathroom

Modern 3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

Bedroom 3

9'2 x 7'0 (2.79m x 2.13m)

Front aspect. Radiator.

Bedroom 1

14'3 x 13'7 (max) (4.34m x 4.14m (max))

2nd Floor. Built in wardrobes. Radiator.

En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Radiator. Velux window.

External

Concrete garden area and 2 parking spaces to the front and a flagged patio garden to the rear with timber shed and attached timber storage lock up to the side. Not overlooked at the rear.

Tenure, Service Charge & Council Tax

We have been advised that the property is Leasehold with a ground rent of approx. £150 per annum. The service charge is approx. £200 per annum. 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.