



# NPE

Estate Agents Lettings  
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## For Sale

5 James Street, Failsworth - EPC: B £269,950



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# Energy performance certificate (EPC)

|                                                       |                           |                                                                           |
|-------------------------------------------------------|---------------------------|---------------------------------------------------------------------------|
| 5 James Street<br>Failsworth<br>MANCHESTER<br>M35 9PY | Energy rating<br><b>B</b> | Valid until: 19 June 2033<br>Certificate number: 7000-3307-0622-5025-4673 |
|-------------------------------------------------------|---------------------------|---------------------------------------------------------------------------|

**Property type**  
Detached house

**Total floor area**  
90 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 current energy rating is B. It has the potential to be B.

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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*INDIVIDUALLY DESIGNED DETACHED FAMILY HOME\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* 3 GOOD SIZED BEDROOMS\*\*\*\*VERY POPULAR LOCATION\*\*\*\* We offer for sale this deceptively spacious and well maintained 3 bedroom detached property, situated in a very popular location, ideal for the family. The property is mostly uPVC double glazed, combi gas centrally heated and has solar panels with the accommodation briefly comprising: Rear entrance hallway, modern fitted kitchen, spacious lounge, dining room, 3 good sized bedrooms and a 3 piece white bathroom. Externally the property has the benefit of gardens to the front, side & rear and a driveway and detached garage to the rear.

## Front Entrance Into Kitchen

### Kitchen

11'9 x 8'3 (3.58m x 2.51m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. ceramic wall & floor tiled. Plumbed for washer.

### Dining Room

11'11 x 8'3 (3.63m x 2.51m)

Radiator.

### Lounge

13'5 x 17'0 (4.09m x 5.18m)

Fitted electric fire. Feature fireplace. Radiator. Under stairs storage/fitted bar. Combi gas central heating boiler.

### Rear Entrance Hallway

Stairs off. Radiator.

### Long First Floor Landing

Spindled balustrade. Radiator.

### Bedroom 1

9'6 x 13'6 (2.90m x 4.11m)

Rear aspect. Fitted wardrobes. Radiator.

### Bedroom 2

12'0 x 8'3 (3.66m x 2.51m)

Front aspect. Radiator.

### Bedroom 3

8'11 x 8'2 (2.72m x 2.49m)

Front aspect. Radiator.

### Bathroom

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

### External

Gardens to the front, side & rear and a driveway and detached garage to the rear.

### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.