



NPE

Estate Agents Lettings
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For Sale

30 Thorn Avenue, Failsworth - EPC: D £299,950



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Energy performance certificate (EPC)

30 Thorn Avenue
Fallsworth
MANCHESTER
M35 0WP

Energy rating
D

Valid until: 24 April 2033

Certificate number: 0470-2355-8040-2427-9021

Property type Detached house

Total floor area 95 square metres

Rules on letting this property

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

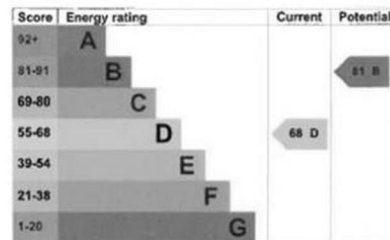
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's current 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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****HIGHLY SOUGHT AFTER LOCATION****DOUBLE EXTENSION TO SIDE****LARGE CORNER PLOT****IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** We offer for sale this largely extended 4 bedroom detached property, situated on a corner plot in a very highly sought after location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious through lounge/dining room, fitted kitchen, 4 bedrooms (could easily be split into 5) and a 3 piece white bathroom. Externally the property has the benefit of a large corner plot with large front and side gardens, driveway and attached garage and garden to the rear.

Entrance Hallway

Stairs off. Radiator.

Through Lounge/Dining Room

19'10 x 14'6 (6.05m x 4.42m)

Living flame gas fire.

Kitchen

8'2 x 17'2 (2.49m x 5.23m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Radiator. Access to attached garage.

First Floor Landing

Loft access.

Bedroom 1

11'4 x 9'10 (3.45m x 3.00m)

Front aspect. Radiator.

Bedroom 2

8'3 x 9'10 (2.51m x 3.00m)

Rear aspect. Radiator.

Bedroom 3

7'11 x 7'9 (2.41m x 2.36m)

Rear aspect. Radiator.

Bedroom 4

19'7 x 8'11 (5.97m x 2.72m)

Side aspect. 2 radiators.

Bathroom

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

External

Large corner plot with large front and side gardens, driveway and attached garage and garden to the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £10 per annum. The council tax is in Band C 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.