



# NPE

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## For Sale

20 Wagstaff Drive, Failsworth - EPC: D £225,000



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# Energy performance certificate (EPC)

20 Wagstaff Drive Failsworth MANCHESTER M35 9GH	Energy rating <b>D</b>	Valid until: 31 July 2033
		Certificate number: 0000-8396-0322-7007-4873

## Property type

Semi-detached bungalow

## Total floor area

61 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 D. 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)

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*SPACIOUS & WELL MAINTAINED\*\*\*\*CONSERVATORY TO REAR\*\*\*\*IDEAL FOR OLDER COUPLE OR YOUNG FAMILY\*\*\*\* We offer for sale this spacious and well maintained 2 bedroom semi detached true bungalow, situated in a highly sought after location, ideal for an older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: porch, entrance hallway, 2 bedrooms both with fitted wardrobes, 3 piece shower room, lounge, fitted kitchen, rear porch and uPVC conservatory. Externally the property has the benefit of a garden to the front, a long driveway and detached garage to the side and a low maintenance flagged patio garden to the rear.

## Porch

### Entrance Hallway

Radiator. Loft access with drop down ladder. Loft boarded for storage and has a Velux window.

### Bedroom 1

13'5 x 10'0 (4.09m x 3.05m)

Front aspect. Fitted wardrobes. Radiator.

### Bedroom 2

11'8 x 7'10 (3.56m x 2.39m)

Rear aspect. Fitted wardrobes. Radiator.

### Shower Room

3 piece shower suite. Ceramic wall tiled. Radiator.

### Lounge

13'5 x 11'10 (4.09m x 3.61m)

Fitted electric fire. Radiator. Opening through to kitchen.

### Kitchen

11'6 x 12'9 (3.51m x 3.89m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Integrated fridge & freezer. Plumbed for washer. Radiator. French doors through to conservatory.

### uPVC Conservatory

10'9 x 8'11 (3.28m x 2.72m)

Radiator.

### Rear Porch

Combi gas central heating boiler.

### External

Garden to the front, a long driveway and detached garage to the side and a low maintenance flagged patio garden to the rear.

### Tenure & Council Tax

We have been advised that this property is Freehold. 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.