



# NPE

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## For Sale

9 Durham Crescent, Failsworth - EPC: C £279,950



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# Energy performance certificate (EPC)

9 Durham Crescent Failsworth MANCHESTER M35 0QL	Energy rating <b>C</b>	Valid until: 20 August 2033
		Certificate number: 9447-7328-2000-0129-0226

## Property type

Semi-detached house

## Total floor area

105 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 C. It has the potential to be B.

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

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\*\*\*\*CHAIN FREE\*\*\*\*DOUBLE EXTENSION TO SIDE\*\*\*\*HIGHLY SOUGHT AFTER CUL DE SAC\*\*\*\*NOT OVERLOOKED AT REAR\*\*\*\*2 RECEPTION ROOMS\*\*\*\*SPACIOUS INTERIOR\*\*\*\*NEEDS MODERNISATION\*\*\*\*REALISTICALLY PRICED\*\*\*\* We offer for sale this spacious and largely extended 4 bedroom semi detached property, situated in a highly sought after location, ideal for the family or investor. With lots of potential, the property is part uPVC double glazed, gas centrally heated and briefly comprises: Porch, spacious entrance hallway, lounge, dining room, fitted kitchen, 4 good sized bedrooms and a 2 piece bathroom with separate WC. Externally the property has the benefit of gardens to the front, a driveway and garage to the side and a garden to rear with lawn & patio. Not overlooked at the rear.

## Porch

### Entrance Hallway

Stairs off. Radiator.

### Lounge

18'6 x 10'6 (5.64m x 3.20m)

Living flame gas fire. Radiator. Opening through to dining room.

### Dining Room

8'7 x 16'11 (2.62m x 5.16m)

Radiator. Patio doors to rear. Under stairs storage.

### Kitchen

11'2 x 7'7 (3.40m x 2.31m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer.

### First Floor Landing

Spindled balustrade. Loft access. Airing cupboard.

### Bedroom 1

10'5 x 10'0 (3.18m x 3.05m)

Front aspect. Fitted & built in wardrobes. Radiator.

### Bedroom 2

10'4 x 8'11 (3.15m x 2.72m)

Rear aspect. Built in wardrobes. Radiator.

### Bedroom 3

11'5 (max) x 15'2 (max) (3.48m (max) x 4.62m (max))

Front aspect. L-Shaped room. Radiator.

### Bedroom 4

11'6 x 7'8 (3.51m x 2.34m)

Rear aspect. Radiator.

### Bathroom

2 piece suite. Ceramic wall tiled. Radiator.

### Separate WC

### External

Gardens to the front, a driveway and garage to the side and a garden to rear with lawn & patio. Not overlooked at 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.