



# NPE

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## For Sale

18 Newton Road, Failsworth - EPC: C £259,950



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## Energy performance certificate (EPC)

18 Newton Road Fallowfield MANCHESTER M14 6PH	Energy rating <b>C</b>	Valid until: 18 February 2034 Certificate number: 5534-5022-7300-0566-5296
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Property type	Semi-detached house
Total floor area	81 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-standards-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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

### Breakdown of property's energy performance

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*LARGER THAN AVERAGE\*\*\*\*EXTENDED TO REAR\*\*\*\*VERY POPULAR LOCATION\*\*\*\* GOOD SIZED GARDEN\*\*\*\*IDEAL FOR FIRST TIME BUYERS OR FAMILY\*\*\*\* We offer for sale this larger than average, extended bay fronted semi detached property, situated in a very popular location, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious through lounge/dining room, extended kitchen, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a parking space to the front and a good sized garden to the rear with artificial lawn, timber decking and a detached workshop/garage.

#### Porch

#### Entrance Hallway

Stairs off. Radiator.

#### Through Lounge/Dining Room

28'10 x 11'2 (8.79m x 3.40m)

Bay window. 2 radiators. Living flame gas fire. Opening to kitchen.

#### Extended Kitchen

15'4 x 5'10 (4.67m x 1.78m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink unit. Part ceramic wall tiled. Plumbed for washer. Under stairs storage. Radiator.

#### First Floor Landing

Loft access.

#### Bedroom 1

13'7 x 9'9 (4.14m x 2.97m)

Front aspect. Fitted wardrobes. Bay window. Radiator.

#### Bedroom 2

10'3 x 8'3 (3.12m x 2.51m)

Rear aspect. Fitted wardrobes. Radiator.

#### Bedroom 3

6'5 x 6'4 (1.96m x 1.93m)

Front aspect. Radiator.

#### Bathroom

Modern 3 piece white suite with waterfall shower to bath. Ceramic wall & floor tiled. Heated towel rail.

#### External

Parking space to the front and a good sized garden to the rear with artificial lawn, timber decking and a detached workshop/garage.

#### Tenure & Council Tax

We have been advised that this property is Freehold. 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.