



NPE

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For Sale

8 Landsberg Road, Failsworth - EPC: C £299,950



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Energy performance certificate (EPC)

8 Landsberg Road Fallowfield MANCHESTER M20 9LR	Energy rating C	Valid until: 28 January 2034 Certificate number: 8134-7229-8300-0786-4226
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Property type	Semi-detached house
Total floor area	94 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		84 B
69-80	C	73 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

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

****EXTENDED TO SIDE & REAR****HIGHLY SOUGHT AFTER LOCATION****DECEPTIVELY SPACIOUS**** MODERNISED TO A HIGH STANDARD THROUGHOUT****IDEAL FOR FAMILY**** We offer for sale this deceptively spacious and immaculately presented, extended 3 bedroom semi detached property, situated in a very popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, spacious through lounge/dining room, modern fitted kitchen with granite worktops, sun/sitting room, 3 bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a garden to the front, a double block paved driveway and garage to the side and a garden to the rear with lawn & block paved patio. Viewing highly recommended.

Entrance Porch

Through Lounge/Dining Room

25'3 x 14'9 (7.70m x 4.50m)

Fitted electric fire. Feature fireplace. Open plan stairs off. 2 radiators. Opening through to kitchen.

Kitchen

8'11 x 11'0 (2.72m x 3.35m)

Modern fitted wall & base units with granite worktops. Integrated oven, hob, extractor & dishwasher. Single sink & drainer. Plumbed for washer. Under stairs storage. Double doors through to sun room.

Sun/Sitting Room

16'0 x 13'11 (4.88m x 4.24m)

Modern vertical radiator. French doors to rear.

First Floor Landing

Loft access.

Bedroom 1

14'7 x 8'5 (4.45m x 2.57m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'5 x 8'5 (3.18m x 2.57m)

Rear aspect. Radiator.

Bedroom 3

7'4 x 6'1 (2.24m x 1.85m)

Front aspect. Radiator. Combi gas central heating boiler.

Shower Room

Modern 3 piece shower suite. Heated towel rail.

External

Garden to the front, a double block paved driveway and garage to the side and a garden to the rear with lawn & block paved patio.

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.