



NPE

Estate Agents Lettings
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For Sale

5 Cemetery Road, Failsworth - EPC: D £325,000



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Energy performance certificate (EPC)

5, Cemetery Road Failsworth MANCHESTER M35 0SN	Energy rating	Valid until:	16 September 2030
	D	Certificate number:	8170-7025-7880-9017-9296

Property type	Semi-detached house
Total floor area	150 square metres

Rules on letting this property

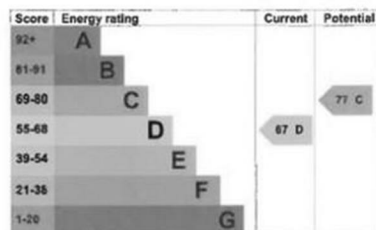
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be C.

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

****CHAIN FREE****LOTS OF ORIGINAL FEATURES & CHARACTER****VERY POPULAR LOCATION**** 3 RECEPTION ROOMS****IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** We offer for sale this unique 4 bedroom semi detached property, with lots of original features and character, situated in a popular & convenient location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Large entrance hallway, downstairs WC, lounge, 2nd sitting room, dining room, fitted kitchen, 4 bedrooms and a modern 4 piece white bathroom. Externally the property has the benefit of gardens to the front, side and rear and a driveway and detached garage to the rear.

Large Entrance Hallway

Stairs off. Radiator.

Downstairs WC

Wash basin. Radiator.

Lounge

12'2 x 13'3 (3.71m x 4.04m)

Feature fireplace. Radiator.

2nd Sitting Room

12'2 x 13'5 (3.71m x 4.09m)

Living flame gas fire. Feature fireplace. Radiator.

Dining Room

12'6 x 15'0 (3.81m x 4.57m)

Fitted gas fire. Radiator.

Kitchen

14'0 x 5'4 (4.27m x 1.63m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinsers & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Radiator. Loft access with drop down ladder. Loft boarded for storage.

Bedroom 1

12'2 x 13'3 (3.71m x 4.04m)

Front aspect. Feature fireplace. Radiator.

Bedroom 2

12'2 x 13'3 (3.71m x 4.04m)

Side aspect. Feature fireplace. Radiator.

Bedroom 3

14'1 x 14'11 (4.29m x 4.55m)

Rear aspect. Fitted wardrobes. 2 radiators.

Bedroom 4

8'8 x 6'4 (2.64m x 1.93m)

Front aspect. Radiator.

Bathroom

Modern 4 piece white suite including walk in shower cubicle. Part ceramic wall tiled. Radiator.

External

Gardens to the front, side and rear and a driveway and detached garage 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. £1 per annum.

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.

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