



NPE

Estate Agents Lettings
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For Sale

6 Barnside Way, Woodhouses - EPC: C £499,950



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Energy performance certificate (EPC)

6 Barnside Way Fallsworth MANCHESTER M35 9NT	Energy rating	Valid until:	3 August 2033
	C	Certificate number:	1947-3328-0000-0694-0202

Property type	Detached house
Total floor area	106 square metres

Rules on letting this property

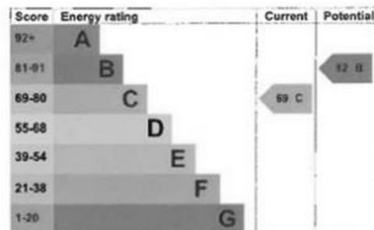
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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

****MODERN STYLE EXECUTIVE DETACHED****HIGHLY SOUGHT AFTER CUL DE SAC LOCATION****NOT OVERLOOKED AT REAR****MODERNISED THROUGHOUT****IDEAL FAMILY HOME**** Located in a highly sought after cul de sac in the very popular village of Woodhouses, we are delighted to offer for sale this modern & spacious 4 bedroom executive detached property, ideal for the family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Large entrance hallway, downstairs WC, lounge, dining room, fitted kitchen, morning room, 4 bedrooms, an ensuite shower room and a 3 piece family bathroom. Externally the property has the benefit of a garden to the front, driveway and attached garage to the side and a garden to the rear with lawn & patio. Overlooks fields to the rear. Viewing highly recommended.

Large Entrance Hallway

Stairs off. Radiator. Cloakroom.

Downstairs WC

Wash basin. Radiator.

Lounge

17'1 x 11'8 (5.21m x 3.56m)

Living flame gas fire. Feature fireplace. Double doors to dining room.

Dining Room

13'2 x 9'1 (4.01m x 2.77m)

Bi folding doors to rear. Radiator.

Kitchen

9'10 x 8'9 (3.00m x 2.67m)

Fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Plumbed for washer. Stainless steel sink & drainer. Part ceramic wall tiled. Arch through to morning room.

Morning Room

13'1 x 7'6 (3.99m x 2.29m)

Radiator. French doors to rear. Access to garage.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

13'7 x 10'1 (4.14m x 3.07m)

Front aspect. Radiator. Access to Bedroom 4.

En Suite

Modern 3 piece white shower suite. Heated towel rail.

Bedroom 2

11'4 x 9'2 (3.45m x 2.79m)

Rear aspect. Radiator.

Bedroom 3

6'10 x 8'10 (2.08m x 2.69m)

Rear aspect. Radiator.

Bedroom 4

8'2 x 7'11 (2.49m x 2.41m)

Front aspect. Radiator. Currently has access from Bed 1 or first floor landing. Can be used as separate bedroom or a walk in wardrobe/office/nursery to Bedroom 1.

Family Bathroom

3 piece suite with shower to bath. Part ceramic wall tiled. Radiator.

External

Garden to the front, driveway and attached garage to the side and a garden to the rear with lawn & patio. Overlooks fields to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band E 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.

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