

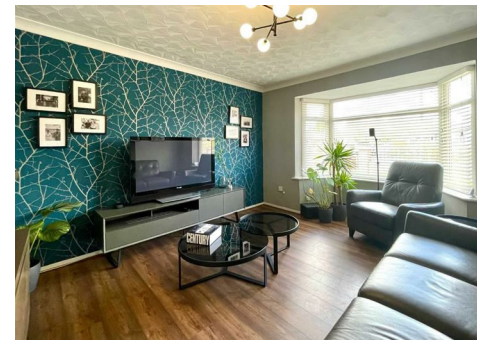


NPE

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For Sale

24 Lulworth Crescent, Failsworth - EPC: D £250,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy Performance Certificate



24, Lulworth Crescent, Failsworth, MANCHESTER, M35 9HR

Dwelling type: Semi-detached bungalow
Date of assessment: 21 April 2015
Date of certificate: 24 April 2015
Reference number: 2298-7033-7224-3455-5940
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

Use this document to:

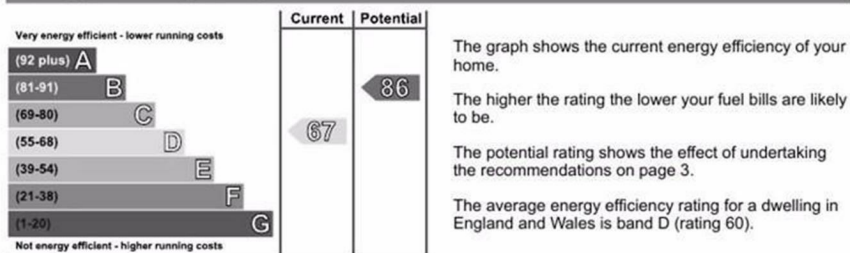
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,896
Over 3 years you could save	£ 336

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 114 over 3 years	
Heating	£ 1,416 over 3 years	£ 1,263 over 3 years	
Hot Water	£ 276 over 3 years	£ 183 over 3 years	
Totals	£ 1,896	£ 1,560	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 165	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£35	£ 75	<input type="checkbox"/>
3 Solar water heating	£4,000 - £6,000	£ 96	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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

****CHAIN FREE****VERY POPULAR LOCATION****MODERNISED TO A HIGH STANDARD THROUGHOUT ****IDEAL FOR OLDER COUPLE OR YOUNGER FAMILY****VIEWING HIGHLY RECOMMENDED**** We are pleased to offer for sale this fully modernised 2 bedroom semi detached true bungalow, situated in a highly sought after location, ideal for the older couple or young family. The property has been redesigned from its original footprint to give a superior layout and briefly comprises: uPVC double glazing & combi gas central heating, entrance hallway, lounge, modern fitted kitchen, modern shower room, and 2 bedrooms, one which is currently being used as a 2nd sitting room/dining room. Externally the property has the benefit of a patio garden to the front, a long driveway to the side leading to a detached garage, and a garden to the rear with lawn & timber decking.

Entrance Hallway

Radiator.

Lounge

15'2 x 12'4 (4.62m x 3.76m)

Bay window. Wood laminate floor. Radiator.

Kitchen

9'3 x 7'11 (2.82m x 2.41m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinsers & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler.

Inner Hallway

Loft access. Radiator.

Shower Room

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

Bedroom 1

13'9 x 10'9 (4.19m x 3.28m)

Rear aspect. French doors to rear. Built in cupboards. Radiator.

Bedroom 2

8'10 x 9'7 (2.69m x 2.92m)

Rear aspect. Radiator.

External

Patio garden to the front, a long driveway to the side leading to a detached garage, and a garden to the rear with lawn & timber decking.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band B with Oldham Council.

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