



NPE

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For Sale

14 Nottingham Drive, Failsworth - EPC: C £320,000



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Energy performance certificate (EPC)

14 Nottingham Drive Failsworth MANCHESTER M35 0GP	Energy rating C	Valid until: 7 April 2034
		Certificate number: 033 0-2055-7340-2704-7635

Property type Semi-detached house

Total floor area 113 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/minimum-energy-efficiency-standards-for-landlords>).

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		83 B
69-80	C	71 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

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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****VERY POPULAR LOCATION****GOOD SIZED PLOT & GARDEN****LARGELY EXTENDED TO SIDE & REAR****WELL MIANTAINED****IDEAL FOR FAMILY**** We offer for sale this well maintained and deceptively spacious, largely extended 4 bedroom semi detached property, situated in a highly sought after location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, sitting room, utility/WC, modern fitted kitchen, 4 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a garden to the front, patterned concrete driveway & attached garage to the side and a good sized garden to the rear with lawn, patio, timber shed & greenhouse.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

16'9 x 13'9 (5.11m x 4.19m)

Living flame gas fire. 2 radiators. Double doors to dining room.

Dining Room

8'6 x 16'9 (2.59m x 5.11m)

Radiator. Opening to sitting room. Under stairs storage.

Sitting Room

8'5 x 6'11 (2.57m x 2.11m)

Radiator. Patio doors to rear.

Utility/WC

8'6 x 6'2 (2.59m x 1.88m)

Fitted base units. Radiator. French doors to rear. WC with wash basin.

Kitchen

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

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer, washer & dishwasher. Single sink & drainer. Combi gas central heating boiler. Access to attached garage.

First Floor Landing

Loft access. Airing cupboard.

Bedroom 1

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

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'5 x 8'10 (3.18m x 2.69m)

Rear aspect. Radiator.

Bedroom 3

6'11 x 6'5 (2.11m x 1.96m)

Front aspect. Radiator.

Bedroom 4

19'1 x 9'11 (5.82m x 3.02m)

Side aspect. Radiator.

Bathroom

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

External

Garden to the front, patterned concrete driveway & attached garage to the side and a good sized garden to the rear with lawn, patio, timber shed & greenhouse.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.