



NPE

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For Sale

40 Lord Lane, Failsworth - EPC: D £210,000



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Energy performance certificate (EPC)

40 Lord Lane FALLSWORTH M35 0SJ	Energy rating D	Valid until: 7 April 2034
		Certificate number: 0789-3036-4204-6454-7204

Property type	Semi-detached house
Total floor area	75 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 \(https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-property\)](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-property).

Energy rating and score

This property's energy rating is D. 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		
55-68	D	67 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

****CHAIN FREE****VERY POPULAR & CONVENIENT LOCATION****SPACIOUS INTERIOR**** 2 RECEPTION ROOMS****EXTENDED TO REAR****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this spacious & extended 3 bedroom semi detached property, situated in a very popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen, utility room, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, patterned concrete driveway to the side and a garden to the rear with flagged patio.

Entrance Hallway

Stairs off. Radiator.

Lounge

15'6 x 11'4 (4.72m x 3.45m)

Living flame gas fire. Bay window. Hardwood floor.

Dining Room

9'11 x 14'6 (3.02m x 4.42m)

Hardwood oak floor. Radiator.

Kitchen

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

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer.

Utility Room

Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Loft access.

Bedroom 1

15'6 x 9'3 (4.72m x 2.82m)

Front aspect. Bay window. Fitted wardrobes. Radiator.

Bedroom 2

9'9 x 6'4 (to wardrobes) (2.97m x 1.93m (to wardrobes))

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

8'0 x 6'0 (2.44m x 1.83m)

Front aspect. Radiator.

Bathroom

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

External

Garden to the front, patterned concrete driveway to the side and a garden to the rear with flagged patio.

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.