



NPE

Estate Agents Lettings
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For Sale

306 Lord Lane, Failsworth - EPC: D £375,000



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Energy performance certificate (EPC)

306, Lord Lane Fallsworth MANCHESTER M35 0PG	Energy rating	Valid until:	31 July 2025
	D	Certificate number:	0398-2096-6218-4525-3964

Property type	Semi-detached house
Total floor area	95 square metres

Rules on letting this property

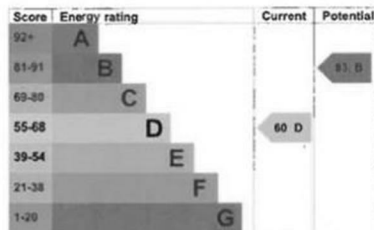
Properties can be let if they have an energy rating from A to E.

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 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

****LUXURY MODERN INTERIOR****DOUBLE EXTENSION TO SIDE**** 2 RECEPTION ROOMS****GOOD SIZED CORNER PLOT**** EXTENSIVE OFF ROAD PARKING****VERY POPULAR LOCATION****IDEAL FOR FAMILY**** VIEWING HIGHLY RECOMMENDED**** We offer for sale this largely extended, luxury modernised 4 bedroom detached property with 2 reception rooms, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Large entrance hallway, spacious through lounge/dining room, modern fitted kitchen, utility room, downstairs WC, downstairs bedroom 5/sitting room, 4 bedrooms, office room, and a modern 4 piece bathroom/wet room to the first floor. Externally the property has the benefit of a large driveway to the front and side to park several vehicles and a south facing garden to the rear with artificial lawn, patio and storage area.

Large Entrance Hallway

Stairs off. Radiator. Feature Venetian plastered wall.

Through Lounge/Dining Room

28'8 x 11'11 (8.74m x 3.63m)

Fitted electric fire. 2 radiators. French doors to rear.

Kitchen

9'5 x 9'6 (2.87m x 2.90m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer.

Utility Area

4'11 x 5'2 (1.50m x 1.57m)

Plumbed for washer.

Downstairs WC

Wash basin. Radiator. Part ceramic wall tiled.

Downstairs Bedroom 5/2nd Reception Room

15'6 x 8'7 (4.72m x 2.62m)

Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

13'0 x 12'0 (3.96m x 3.66m)

Front aspect. Modern fitted wardrobes. Radiator.

Bedroom 2

10'4 x 9'10 (3.15m x 3.00m)

Rear aspect. Radiator.

Bedroom 3

7'11 x 7'7 (2.41m x 2.31m)

Front aspect. Radiator.

Bedroom 4

8'8 x 8'11 (2.64m x 2.72m)

Rear aspect. Radiator. Leads to Office Room 8'7 x 8'11. Radiator.

Bathroom/Wetroom

Modern 4 piece white suite. Ceramic wall & floor tiled. Modern vertical radiator.

External

Large driveway to the front and side to park several vehicles and a garden to the rear with artificial lawn, patio and storage area.

Tenure & Council Tax

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