



NPE

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For Sale

4 Spa Lane, Lees - EPC: C £270,000



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Energy performance certificate (EPC)

4 Spa Lane OLDHAM OL4 5BL	Energy rating C	Valid until: 20 April 2032 Certificate number: 7442-6324-6000-0869-0222
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Property type: Detached house

Total floor area: 88 square metres

Rules on letting this property

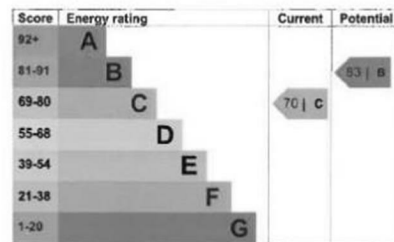
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS****IMMACULATELY PRESENTED THROUGHOUT**** IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** Situated in one of Leeds' premiere cul de sac locations, we are pleased to offer for sale this deceptively spacious and immaculately presented 3 bedroom link detached property, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Large entrance hallway, lounge, dining room, fitted kitchen, utility room, downstairs WC, 3 good sized bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a block paved driveway and attached garage with electric door, power, lighting and plumbing for a washer to the side and a good sized mature garden to the rear with lawn, patio, well stocked flower beds/borders and timber shed.

Spacious Entrance Hallway

Stairs off. Radiator.

Lounge

12'11 x 12'11 (3.94m x 3.94m)

Living flame gas fire. Feature fireplace. Radiator. Opening through to dining room.

Dining Room

9'1 x 10'0 (2.77m x 3.05m)

Radiator. French doors to the rear.

Kitchen

9'9 x 9'0 (2.97m x 2.74m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Breakfast bar. Radiator.

Utility Room

5'5 x 5'9 (1.65m x 1.75m)

Ceramic floor tiled. Access to attached garage which has plumbing for a washer.

Downstairs WC

Wash basin. Ceramic wall & floor tiled. Radiator.

First Floor Landing

Spindled balustrade. Loft access. Airing cupboard with combi gas central heating boiler.

Bedroom 1

11'2 x 11'3 (3.40m x 3.43m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'9 x 11'7 (3.28m x 3.53m)

Rear aspect. Fitted wardrobes & units. Radiator.

Bedroom 3

8'4 x 8'2 (2.54m x 2.49m)

Front aspect. Built in cupboard. Radiator.

Bathroom

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

External

Garden to the front, a block paved driveway and attached garage with electric door, power, lighting and plumbing for a washer to the side and a good sized mature garden to the rear with lawn, patio, well stocked flower beds/borders and timber shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of £30 per annum. 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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