



NPE

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For Sale

38 Leicester Road, Failsworth - EPC: D £399,950



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Energy performance certificate (EPC)

38 Leicester Road Failsworth MANCHESTER M35 0GN	Energy rating D	Valid until: 15 November 2033 Certificate number: 8290-2369-6022-83 95-3973
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Property type	Semi-detached house
Total floor area	149 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 current energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

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

****LARGELY EXTENDED TO SIDE & REAR PLUS 2 ATTIC BEDROOMS****IMMACULATELY PRESENTED THROUGHOUT****HIGHLY SOUGHT AFTER LOCATION**** We are delighted to bring to the market this luxury modernised and largely extended 5 bedroom, 3 story, 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: Spacious lounge, large luxury modern extended family room/kitchen, downstairs WC, 3 bedrooms, family bathroom and en-suite shower room to the first floor and a further 2 bedrooms to the 2nd floor. Externally the property has the benefit of a driveway & garden to the front, an attached garage which has been converted into a utility/storage area with plumbing for a washer, and a private rear garden with lawn & elevated patio. Viewing Highly recommended to fully appreciate the size and condition of this great family home.

Lounge

14'1 x 16'8 (4.29m x 5.08m)

Wood laminate floor. Open plan stairs off. Radiator. Opening through to family room/kitchen.

Extended Family Room/Kitchen

19'0 x 24'6 (5.79m x 7.47m)

Luxury modern fitted wall & base units with large central island. Integrated double oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Inset spotlights. 2 radiators. Bi folding doors to the rear. 2 Velux windows. Inner hallway with access to converted garage/utility (used for storage and has plumbing for a washer).

Downstairs WC

Wash basin. Ceramic wall & floor tiled. Radiator.

First Floor Landing

Stairs off leading to 2nd floor landing. Radiator.

Bedroom 1

11'9 x 10'5 (3.58m x 3.18m)

Front aspect. Fitted wardrobes. Radiator.

Family Bathroom

9'0 x 7'3 (2.74m x 2.21m)

Luxury modern 4 piece white suite including large independent shower cubicle & large corner bath. Ceramic wall tiled. Modern vertical radiator. Inset spotlights.

Bedroom 2

17'2 x 7'10 (5.23m x 2.39m)

Side aspect. Radiator.

En Suite

Modern 3 piece white suite. Ceramic wall & floor tiled. Modern vertical radiator. Inset spotlights.

Bedroom 5

5'4 x 8'8 (1.63m x 2.64m)

Rear aspect.

Second Floor Landing

Bedroom 3

12'2 x 12'1 (3.71m x 3.68m)

2 Velux windows. Radiator. Storage cupboard.

Bedroom 4

11'2 x 7'10 (3.40m x 2.39m)

Velux window. Radiator.

External

Driveway & garden to the front, an attached garage which has been converted into a utility/storage area with plumbing for a washer, and a private rear garden with artificial lawn & elevated 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.