



NPE

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For Sale

8 Wrigley Crescent, Failsworth - EPC: C £169,950



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Energy performance certificate (EPC)

8 Whigley Crescent Fallowfield MANCHESTER M14 6PU	Energy rating	Valid until: 28 April 2034
	C	Certificate number: 1134-6424-8300-0881-7222

Property type	Semi-detached house
Total floor area	50 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		87 B
69-80	C	69 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

****VERY POPULAR LOCATION**** GOOD SIZED GARDEN TO REAR****CUL DE SAC****LOTS OF POTENTIAL ****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this 2 bedroom semi detached property, situated in a very popular cul de sac location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted kitchen, 2 bedrooms and a 3 piece white shower room. Externally the property has the benefit of a block paved parking space to the front and a good sized garden to the rear with lawn & patio.

Entrance Hallway

Lounge

13'5 x 11'5 (4.09m x 3.48m)

Feature fireplace. Bay window. Radiator.

Kitchen

7'2 x 14'7 (2.18m x 4.45m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Under stairs storage. Combi gas central heating boiler. Radiator.

First Floor Landing

Loft access.

Bedroom 1

10'5 x 14'6 (3.18m x 4.42m)

Front aspect. Radiator.

Bedroom 2

7'5 x 8'0 (2.26m x 2.44m)

Rear aspect. Fitted wardrobes. Radiator.

Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

External

Block paved parking space to the front and a good sized garden to the rear with lawn & patio.

Tenure & Council Tax

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