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For Sale

7 Rowan Close, Failsworth - EPC: C £309,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

7 Rowan Close Fallowfield MANCHESTER M14 6ST	Energy rating	Valid until: 27 May 2034
	C	Certificate number: 0434-8425-6300-0284-8222

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/minimum-energy-efficiency-standards-landlord-guidance>).

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		85 B
69-80	C	74 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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****VERY POPULAR CUL DE SAC LOCATION****CONVERTED GARAGE****GOOD SIZED GARDEN****DETACHED OFFICE/BAR****MODERNISED THROUGHOUT****IDEAL FOR FAMILY**** We are delighted to offer for sale this fully modernised & deceptively spacious 3 bedroom semi detached property, situated in a very popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, modern fitted kitchen, dining room, downstairs WC, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a driveway for 2/3 cars to the front and a good sized garden to the rear with artificial lawns, patio, and detached office/bar with power, lighting & heating. Viewing highly recommended.

Entrance Hallway

Stairs off. Radiator.

Lounge

18'2 x 13'11 (5.54m x 4.24m)

Living flame gas fire. Radiator.

Kitchen

8'6 x 21'9 (2.59m x 6.63m)

Good range of modern fitted wall & base units incorporating double oven, hob & extractor. Stainless steel sink, rinsers & drainer. Plumbed for washer. Patio doors to rear. Radiator. Combi gas central heating boiler.

Downstairs WC

Wash basin.

Dining Room

17'3 x 7'2 (5.26m x 2.18m)

2 Radiators.

First Floor Landing

Spindled balustrade. Loft access with drop down ladder.

Bedroom 1

10'4 x 10'1 (3.15m x 3.07m)

Front aspect. Built in wardrobe. Radiator.

Bedroom 2

10'7 x 8'10 (3.23m x 2.69m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 3

6'11 x 6'5 (2.11m x 1.96m)

Front aspect. Radiator.

Bathroom

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

External

Driveway for 2/3 cars to the front and a good sized garden to the rear with artificial lawns, patio, and detached office/bar with power, lighting & heating.

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.