

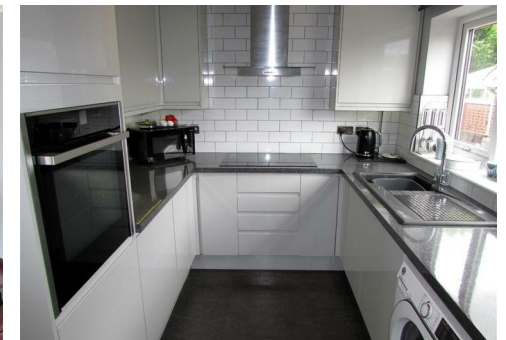


NPE

Estate Agents Lettings
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For Sale

47 Clive Road, Failsworth - EPC: D £250,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy performance certificate (EPC)

47, Clive Road
Failsworth
MANCHESTER
M35 0NN

Energy rating

D

Valid until: 17 October 2026

Certificate number: 9838-5940-7260-4176-9954

Property type Semi-detached bungalow

Total floor area 48 square metres

Rules on letting this property

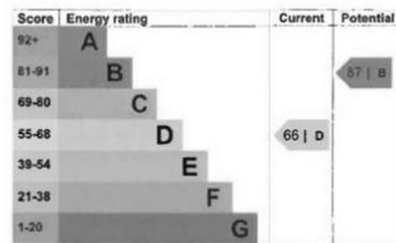
Properties can be rented if they have an energy rating from A to E.

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 D. 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

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

****VERY POPULAR LOCATION****LARGE REAR GARDEN****IMMACULATELY PRESENTED THROUGHOUT**** IDEAL FOR OLDER COUPLE OR YOUNG FAMILY****VIEWING HIGHLY RECOMMENDED**** We are delighted to offer for sale this immaculately presented 2bedroom semi detached bungalow, situated in a popular & convenient location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Modern fitted kitchen, spacious lounge, inner hallway, modern 3 piece shower room and 2 bedrooms. Externally the property has the benefit of a garden to the front, a long patterned concrete driveway to the side leading to a detached garage and a large garden to the rear with lawns, patio and well stocked flower beds/borders.

Entrance into Kitchen

Kitchen

12'6 x 7'10 (3.81m x 2.39m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Plumbed for washer. Inset spotlights. Part ceramic wall tiled. Radiator.

Lounge

12'3 x 13'0 (3.73m x 3.96m)

Living flame gas fire. Feature fireplace. Wood laminate floor. Radiator.

Inner Hallway

Loft access.

Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

Bedroom 1

12'4 x 9'5 (3.76m x 2.87m)

Rear aspect. Wood laminate floor. Radiator.

Bedroom 2

7'1 x 11'6 (2.16m x 3.51m)

Rear aspect. Wood laminate floor. Radiator. French doors to the rear.

External

Garden to the front, a long patterned concrete driveway to the side leading to a detached garage and a large garden to the rear with lawns, patio and well stocked flower beds/borders.

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.