



NPE

Estate Agents Lettings
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For Sale

117 Westminster Road, Failsworth - EPC: D £200,000



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Energy performance certificate (EPC)

117 Westminster Road Fallowthorpe MANCHESTER M35 9HL	Energy rating	Valid until:	30 October 2033
	D	Certificate number:	7194-3931-0200-2587-7200

Property type	Semi-detached house
Total floor area	73 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

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

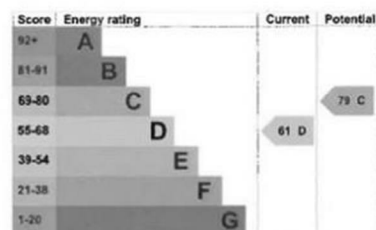
See [how to improve this property's energy efficiency](#).

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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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****WELL MAINTAINED****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this spacious & well maintained 3 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, downstairs WC, lounge, fitted kitchen, lean to conservatory, 3 bedrooms and a 3 piece shower room. Externally the property has the benefit of a garden to the front, a long driveway to the side and garden to the rear with large shed.

Entrance Hallway

Stairs off. Radiator.

Downstairs WC

Part ceramic wall tiled.

Lounge

12'11 x 15'10 (3.94m x 4.83m)

Living flame gas fire. Bay window. Radiator.

Kitchen

8'3 x 13'0 (2.51m x 3.96m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Under stairs storage. Radiator. Combi gas central heating boiler.

Lean To Conservatory

5'10 x 9'10 (1.78m x 3.00m)

Ceramic floor tiled. Radiator.

Bedroom 1

11'3 x 9'6 (3.43m x 2.90m)

Front aspect. Radiator. Storage cupboard.

Bedroom 2

8'6 x 10'11 (2.59m x 3.33m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

8'3 x 6'1 (2.51m x 1.85m)

Front aspect. Radiator.

Shower Room

3 piece shower suite. Radiator.

External

Garden to the front, a long driveway to the side and garden to the rear with large shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £10 per annum.

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.