



# NPE

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## For Sale

305 Lord Lane, Failsworth - EPC: D £320,000



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## Energy performance certificate (EPC)

305 Lord Lane Failsworth MANCHESTER M26 0PQ	Energy rating <b>D</b>	Valid until: 13 June 2034
		Certificate number: 9046-3039-1206-1734-0204

Property type	Semi-detached house
Total floor area	82 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/landlords-to-let-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. 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		82 B
69-80	C		
55-68	D	66 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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*LARGELY EXTENDED TO REAR\*\*\*\*ATTIC ROOM\*\*\*\*LARGE REAR GARDEN\*\*\*\*NOT OVERLOOKED AT REAR\*\*\*\*MODERN INTERIOR\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this deceptively spacious, extended and fully modernised 3 bedroom semi detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, modern extended dining kitchen/family room, 3 bedrooms, a modern 4 piece bathroom, and an attic room with a drop down ladder. Externally the property has the benefit of a garden and driveway to the front, and a large rear garden with elevated patio, lawn and built in shed/workshop. Not overlooked at the rear. Viewing highly recommended.

#### Porch

##### Entrance Hallway

Stairs off. Radiator.

##### Lounge

19'10 x 11'11 (6.05m x 3.63m)

Living flame gas fire. Feature fireplace. Bay window. Radiator. Double doors through to dining kitchen.

##### Dining Kitchen/Family Room

12'2 x 17'5 (3.71m x 5.31m)

Modern fitted wall & base units with central island. Integrated oven, hob & extractor, fridge, freezer, dishwasher & wine cooled. Plumbed for washer. Single sink & drainer. Under floor heating. 3 Velux windows. Bi folding doors to rear.

##### First Floor Landing

Spindled balustrade. Loft access with drop down ladder leading to attic room.

##### Bedroom 1

11'10 x 11'4 (3.61m x 3.45m)

Front aspect. Bay window. Radiator.

##### Bedroom 2

7'11 x 11'5 (2.41m x 3.48m)

Rear aspect. Radiator.

##### Bedroom 3

6'11 x 7'1 (2.11m x 2.16m)

Front aspect.

##### Bathroom

7'8 x 6'9 (2.34m x 2.06m)

4 piece suite with independent shower cubicle and corner bath. Ceramic wall & floor tiled. Heated towel rail.

##### Attic Room

12'11 x 8'8 (3.94m x 2.64m)

Drop down ladder to first floor landing.

##### External

Garden and driveway to the front, and a large rear garden with elevated patio, lawn and built in shed/workshop. Not overlooked at the rear.

##### 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.