



NPE

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For Sale

38 Sycamore Grove, Failsworth - EPC: C £250,000



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Energy performance certificate (EPC)

38 Sycamore Grove Fairworth MANCHESTER M35 9NB	Energy rating	Valid until:	15 July 2034
	C	Certificate number:	4434-2023-5400-0175-0296

Property type	End-terrace house
Total floor area	66 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-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		87 B
69-80	C	70 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

Breakdown of property's energy performance

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

****VERY POPULAR WILLOW PARK ESTATE**** PRIME CUL DE SAC LOCATION****WELL MAINTAINED THROUGHOUT****IDEAL FOR FIRST TIME BUYERS OR FAMILY**** We offer for sale this modern style 3 bedroom end town house, situated in a highly sought after cul de sac location, ideal for the first time buyer or family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a garden & driveway to the front and a beautifully landscaped South facing rear garden with lawn, patio and timber shed. Viewing highly recommended.

Entrance Hallway

Stairs off. Radiator.

Lounge

13'2 x 11'9 (4.01m x 3.58m)

Living flame gas fire. Radiator. Opening to dining room.

Dining Room

11'2 x 6'8 (3.40m x 2.03m)

Radiator. Arch to kitchen. French doors to rear.

Kitchen

10'2 x 7'9 (3.10m x 2.36m)

Fitted wall & base units incorporating stainless steel oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Integrated fridge, freezer & dishwasher. Gas central heating boiler.

First Floor Landing

Loft access.

Bedroom 1

12'6 x 8'6 (3.81m x 2.59m)

Front aspect. Radiator.

Bedroom 2

8'11 x 8'5 (2.72m x 2.57m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

7'1 x 6'3 (2.16m x 1.91m)

Front aspect. Radiator.

Bathroom

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

External

Garden & driveway to the front and a beautifully landscaped South facing rear garden with lawn, patio and timber 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. £70 per annum. 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.