



# NPE

## For Sale

73 Cambridge Road, Failsworth - EPC: D £244,951



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## Energy performance certificate (EPC)

73 Cambridge Road Falloworth MANCHESTER M35 0GG	Energy rating <b>D</b>	Valid until: 31 July 2034
		Certificate number: 7582-3040-1203-4754-5200

Property type	Semi-detached house
Total floor area	69 square metres

### Rules on letting this property

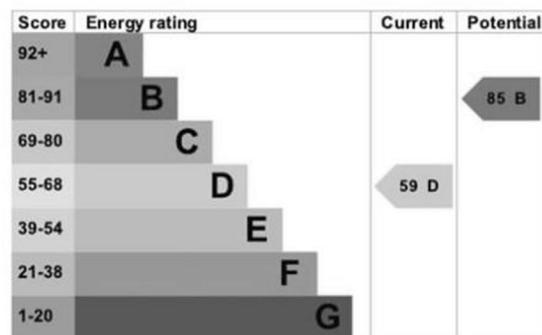
Properties can be let if they have an energy rating from A to E.

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>).

### 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.](#)



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

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*EXTENDED TO REAR\*\*\*\*MODERNISED THROUGHOUT\*\*\*\* 2 DOUBLE BEDROOMS\*\*\*\*LOTS OF POTENTIAL\*\*\*\*IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR OLDER COUPLE\*\*\*\* We are delighted to offer for sale this modern & extended 2 bedroom chalet style semi detached property, situated in a highly sought after location, ideal for the first time buyer, young family or older couple. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, downstairs bathroom, dining room, kitchen, and 2 double bedrooms. Externally the property has the benefit of a garden to the front, a driveway to the side leading to a detached garage and a garden to the rear.

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

14'5 x 11'11 (4.39m x 3.63m)

Living flame gas fire. Feature fireplace. Under stairs storage. Radiator.

#### Downstairs Bathroom

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

#### Dining Room

8'4 x 17'11 (2.54m x 5.46m)

Radiator. Fitted wall & base units which extend from the kitchen. Open through to the kitchen.

#### Extended Kitchen

7'11 x 8'0 (2.41m x 2.44m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Plumbed for washer.

#### First Floor Landing

Loft access.

#### Bedroom 1

10'11 x 11'10 (3.33m x 3.61m)

Front aspect. Radiator.

#### Bedroom 2

8'5 x 11'10 (2.57m x 3.61m)

Rear aspect. Fitted wardrobes. Radiator.

#### External

Garden to the front, a driveway to the side leading to a detached garage and a garden to the rear.

#### 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.