



NPE

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For Sale

5 Sycamore Grove, Failsworth - EPC: F £189,950



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Energy performance certificate (EPC)

5 Sycamore Grove Fairworth MANCHESTER M35 9NB	Energy rating	Valid until:	31 July 2034
	F	Certificate number:	7594-3040-7203-5254-5204

Property type	Semi-detached house
Total floor area	59 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. 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/minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 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

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****CHAIN FREE****VERY POPULAR WILLOW PARK ESTATE****DECEPTIVELY SPACIOUS****NEEDS MODERNISATION****REALISTICALLY PRICED**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR**** We offer for sale this modern style 2 bedroom end town house, situated in a highly sought after location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed and briefly comprises: Entrance porch, spacious lounge, kitchen, 3 piece white bathroom and 2 double bedrooms. Externally the property has the benefit of a garden to the front, a block paved driveway to the side and a garden to the rear with lawn & patio.

Entrance Porch

Lounge

16'4 x 12'4 (4.98m x 3.76m)

Feature fireplace. Open plan stairs off.

Kitchen

8'8 x 12'4 (2.64m x 3.76m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Integrated fridge, freezer & dishwasher.

First Floor Landing

Loft access.

Bedroom 1

9'8 x 12'4 (2.95m x 3.76m)

Front aspect. Fitted wardrobes.

Bedroom 2

8'4 x 12'4 (2.54m x 3.76m)

Rear aspect. Wall heater.

Bathroom

3 piece white suite with shower to bath. Ceramic wall & floor tiled.

External

Garden to the front, a block paved driveway to the side and a garden to the rear with lawn & patio.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £50 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.