



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

27 Glenmore Drive, Failsworth - EPC: C £174,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

27 Glenmore Drive Fairworth MANCHESTER M35 9HG	Energy rating	Valid until:	25 July 2034
	C	Certificate number:	7034-2323-6400-07 85-0222

Property type	Mid-terrace house
Total floor area	60 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) (<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 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	69 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

****CHAIN FREE****VERY POPULAR LOCATION****CONVENIENT LOCATION****CLOSE TO GOOD BUS ROUTE****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this realistically priced 3 bedroom mid 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 & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a parking space to the front and a garden to the rear with lawn & timber decking.

Entrance Hallway

Stairs off. Radiator.

Lounge

14'4 x 10'8 (4.37m x 3.25m)

Radiator.

Kitchen

7'5 x 14'8 (2.26m x 4.47m)

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

First Floor Landing

Loft access.

Bedroom 1

11'9 x 9'2 (3.58m x 2.79m)

Front aspect. Radiator.

Bedroom 2

7'10 x 9'2 (2.39m x 2.79m)

Rear aspect. Radiator.

Bedroom 3

8'8 x 7'4 (2.64m x 2.24m)

Front aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator.

External

Parking space to the front and garden to the rear with lawn & timber decking.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band A 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.