



NPE

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For Sale

94 Roman Road, Failsworth - EPC: D £279,950



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Energy performance certificate (EPC)

94 Roman Road Failsworth MANCHESTER M35 9LE	Energy rating	Valid until:	13 August 2034
	D	Certificate number:	4000-7940-0522-0495-3843

Property type Semi-detached house

Total floor area 95 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 D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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
or email you enquirers to sales@npestates.co.uk

****LARGER THAN AVERAGE****POPULAR & CONVENIENT LOCATION**** 2 RECEPTION AREAS PLUS CONSERVATORY****LARGE REAR GARDEN****MODERNISED TO HIGH STANDARD THROUGHOUT**** We offer for sale this modern & larger than average 3 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, modern fitted open plan kitchen diner, uPVC conservatory, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a driveway and attached garage to the side and a large garden to the rear with elevated patio, artificial lawn & lower level lawned garden with timber shed.

Entrance Hallway

Stairs off. Radiator.

Lounge

13'11 x 12'3 (4.24m x 3.73m)

Living flame gas fire. Feature fireplace. Bay window. Radiator.

Dining Kitchen

12'5 x 19'4 (3.78m x 5.89m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer, washer, dishwasher & microwave. Single sink, rinser & drainer. 2 modern vertical radiators. Dining Area. Under stairs storage. Opening to conservatory.

uPVC Conservatory

10'9 x 9'0 (3.28m x 2.74m)

Radiator. French doors to side.

First Floor Landing

Loft access.

Bedroom 1

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

Front aspect. Radiator.

Bedroom 2

12'8 x 12'2 (3.86m x 3.71m)

Rear aspect. Radiator.

Bedroom 3

7'11 x 7'5 (2.41m x 2.26m)

Front aspect. Radiator.

Bathroom

Modern 3 piece white suite with waterfall shower to bath. Heated towel rail. Combi gas central heating boiler.

External

Garden to the front, a driveway and attached garage to the side and a large garden to the rear with elevated patio, artificial lawn & lower level lawned garden with timber shed.

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.