



NPE

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For Sale

60 Alan Avenue, Failsworth - EPC: C £299,950



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Energy performance certificate (EPC)

60 Alan Avenue Fairworth MANCHESTER M35 6PS	Energy rating C	Valid until: 28 August 2034
		Certificate number: 6100-6317-9922-8420-3843

Property type Semi-detached house

Total floor area 85 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		86 B
69-80	C	72 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****LARGER THAN AVERAGE****MODERNISED THROUGHOUT****LARGE REAR GARDEN****NOT OVERLOOKED AT REAR****HIGHLY SOUGHT AFTER LOCATION****IDEAL FOR FAMILY****VIEWING RECOMMENDED**** We offer for sale this larger than average, fully modernised 3 bedroom semi detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious entrance hallway, lounge, dining room, modern fitted kitchen, 3 good sized bedrooms and a modern 4 piece white bathroom. Externally, the property has the benefit of a garden to the front, a driveway and attached garage to the side (garage has plumbing for washer, fitted units, sink & drainer and combi gas central heating boiler) and a large rear garden with lawn, patio, well stocked borders and timber shed. Not overlooked at the rear.

Spacious Entrance Hallway

Stairs off. Radiator.

Lounge

15'8 x 12'0 (4.78m x 3.66m)

Radiator. Opening through to dining room.

Dining Room

9'4 x 10'0 (2.84m x 3.05m)

Radiator.

Kitchen

12'8 x 8'6 (3.86m x 2.59m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Built in plinth heater.

First Floor Landing

Spindled balustrade. Loft access with drop down ladder. Loft boarded for storage.

Bedroom 1

15'2 x 10'10 (4.62m x 3.30m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

9'4 x 9'11 (2.84m x 3.02m)

Rear aspect. Radiator.

Bedroom 3

9'3 x 7'10 (2.82m x 2.39m)

Front aspect. Radiator.

Bathroom

Modern 4 piece white suite including independent shower cubicle. Ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

External

Garden to the front, a driveway and attached garage to the side (garage has plumbing for washer, fitted units, sink & drainer and combi gas central heating boiler) and a large rear garden with lawn, patio, well stocked borders and timber shed. Not overlooked at 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.