



# NPE

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## For Sale

24 Laburnum Avenue, Failsworth - EPC: D £220,000



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## Energy performance certificate (EPC)

24 Laburnum Avenue Fairworth MANCHESTER M35 0NG	Energy rating	Valid until:	21 August 2034
	<b>D</b>	Certificate number:	0360-2012-5480-2224-11 01

Property type	Semi-detached bungalow
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/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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*GOOD SIZED PLOT\*\*\*\*SPACIOUS & WELL MAINTAINED\*\*\*\*IDEAL FOR OLDER COUPLE OR YOUNG FAMILY\*\*\*\*LOTS OF POTENTIAL\*\*\*\* We offer for sale this spacious and well maintained 2 bedroom semi detached true bungalow, situated in a very popular cul de sac location, ideal for the older couple or young family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, 2 bedrooms, 3 piece white bathroom, spacious lounge, fitted kitchen and a rear porch. Externally the property has the benefit of a good sized plot with gardens to the front & rear with lawns & patio, a long driveway to the side leading to a detached garage.

#### Entrance Hallway

Loft access. Radiator.

#### Bedroom 1

17'0 x 10'9 (5.18m x 3.28m)

Front aspect. 2 radiators.

#### Bedroom 2

8'5 x 9'2 (2.57m x 2.79m)

Front aspect. Radiator.

#### Bathroom

3 piece white suite. Ceramic wall tiled. Radiator.

#### Lounge

16'6 x 10'10 (5.03m x 3.30m)

Radiator.

#### Kitchen

10'3 x 9'1 (3.12m x 2.77m)

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

#### Rear Porch

#### External

Good sized plot with gardens to the front & rear with lawns & patio, a long driveway to the side leading to a detached garage.

#### 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.