



NPE

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For Sale

10 Mayfair Crescent, Failsworth - EPC: C £250,000



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Energy performance certificate (EPC)

10 Mayfair Crescent Failsworth MANCHESTER M35 9HF	Energy rating C	Valid until: 12 September 2034
		Certificate number: 1334-2921-3400-0077-1292

Property type Semi-detached bungalow

Total floor area 71 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		85 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****IDEAL FOR OLDER COUPLE OR FAMILY****EXTENDED TO SIDE****GOOD SIZED CORNER PLOT****LOTS OF POTENTIAL**** we offer for sale this deceptively spacious and extended 3 bedroom semi detached true bungalow, situated in a very popular location, ideal for the older couple or family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, kitchen, modern 3 piece shower room and 3 bedrooms. Externally the property has the benefit of a good sized corner plot with gardens to the front, side & rear and a driveway and detached garage to the side.

Porch

Entrance Hallway

Radiator. Loft access.

Bedroom 1

13'9 x 9'10 (4.19m x 3.00m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 2

8'10 x 9'10 (2.69m x 3.00m)

Front aspect. Radiator.

Shower Room

Modern 3 piece white shower suite. Ceramic wall tiled. Radiator.

Lounge

14'7 x 12'9 (4.45m x 3.89m)

Living flame gas fire. Feature fireplace. Radiator.

Kitchen

7'8 x 12'9 (2.34m x 3.89m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink 7 drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

Bedroom 3/Dining Room

12'4 x 11'11 (3.76m x 3.63m)

Radiator.

External

Good sized corner plot with gardens to the front, side & rear and a driveway and detached garage to the side.

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.