



# NPE

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## For Sale

58 Norfolk Crescent, Failsworth - EPC: C £259,950



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## Energy performance certificate (EPC)

58 Norfolk Crescent Fairworth MANCHESTER M35 0NS	Energy rating <b>C</b>	Valid until: 17 September 2034
		Certificate number: 9783-3042-9201-0154-0204

Property type Semi-detached house

Total floor area 74 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		82 B
69-80	C	78 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

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*EXTENDED TO REAR\*\*\*\*GOOD SIZED GARDEN\*\*\*\*NOT OVERLOOKED AT REAR\*\*\*\*LARGE WORKSHOP TO REAR\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this modern and extended 3 bedroom semi detached property, situated in a very popular location, ideal for the first time buyer or family. The property is uPVC double glazed, combi gas centrally heated and has solar panels earning approx. £1000 per year and giving very low energy bills. Accommodation briefly comprises: Porch, entrance hallway, lounge, dining room, fitted kitchen, lean to, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a shared driveway to the side leading to a detached garage and large workshop at the rear, good sized garden to the rear with lawn & patio. Not overlooked at the rear.

#### Porch

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

11'4 x 14'9 (3.45m x 4.50m)

Wood burner fire. Radiator. Opening through to dining room.

#### Dining Room

13'0 x 9'11 (3.96m x 3.02m)

Radiator. Open through to kitchen.

#### Kitchen

13'10 x 7'4 (4.22m x 2.24m)

Fitted wall & base units incorporating oven, hob & extractor. Integrated fridge and freezer. Ceramic Belfast sink. Plumbed for washer. Part ceramic wall tiled. Ceramic floor tiled. Under stairs storage.

#### Lean To

6'6 x 10'1 (1.98m x 3.07m)

Ceramic floor tiled.

#### First Floor Landing

Loft access. Airing cupboard.

#### Bedroom 1

10'10 x 10'1 (3.30m x 3.07m)

Front aspect. Radiator.

#### Bedroom 2

8'8 x 10'1 (2.64m x 3.07m)

Rear aspect. Radiator.

#### Bedroom 3

6'7 x 7'6 (2.01m x 2.29m)

Rear aspect. Radiator.

#### Bathroom

3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

#### External

Garden to the front, a shared driveway to the side leading to a detached garage and large workshop at the rear, good sized garden to the rear with lawn & patio. Not overlooked at the rear.

#### Tenure & Council Tax

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