



NPE

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For Sale

22 School Road, Failsworth - EPC: D £225,000



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Energy performance certificate (EPC)			
22 School Road Fallsworth MANCHESTER M35 9QD	Energy rating	Valid until:	17 October 2034
	D	Certificate number:	2119-3161-4101-7671-1621

Property type	Semi-detached bungalow
Total floor area	61 square metres

Rules on letting this property

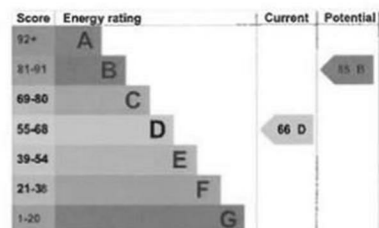
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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



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

****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS****LOTS OF POTENTIAL **** 2 GOOD SIZED BEDROOMS****IDEAL FOR OLDER COUPLE OR YOUNGER FAMILY**** We offer for sale this deceptively spacious 2 bedroom semi detached true bungalow, situated in a very popular location, ideal for the older couple or younger family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, 2 good sized bedrooms, wet room, lounge, fitted kitchen and lean to conservatory. Externally the property has the benefit of a garden to the front, a long driveway to the side leading to a detached garage and a garden to the rear with lawn & patio.

Entrance Hallway

15'8 x 4'4 (4.78m x 1.32m)

Radiator. Loft access.

Bedroom 1

13'7 x 10'2 (4.14m x 3.10m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

13'9 x 7'11 (4.19m x 2.41m)

Rear aspect. Radiator.

Wet Room

7'5 x 5'5 (2.26m x 1.65m)

3 piece shower suite. Part ceramic wall tiled. Radiator.

Lounge

13'10 x 11'9 (4.22m x 3.58m)

Living flame gas fire. Feature fireplace. Radiator.

Kitchen

12'0 x 11'8 (3.66m x 3.56m)

Fitted wall & base units. Single sink, rinser & drainer. Radiator. Combi gas central heating boiler.

Lean To Conservatory

6'11 x 10'1 (2.11m x 3.07m)

External

Garden to the front, a long driveway to the side leading to a detached garage and a garden to the rear with lawn & patio.

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.