



# NPE

Estate Agents Lettings  
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## For Sale

39 Kensington Road, Werneth - EPC: F £425,000



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## Energy performance certificate (EPC)

39 Kensington Road OLDHAM OL5 4BZ	Energy rating <b>F</b>	Valid until: 9 October 2034
		Certificate number: 9300-269-1-5400-27-04-6215

Property type	Semi-detached house
Total floor area	157 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	32 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

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

\*\*\*\*CHAIN FREE\*\*\*\* 4 STORY PERIOD SEMI WITH CELLAR AND 2ND FLOOR ACCOMMODATION \*\*\*\*VERY POPULAR LOCATION\*\*\*\*LOTS OF ORIGINAL FEATURES & CHARACTER\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* we offer for sale this deceptively spacious, 4/5 bedroom period semi detached property, situated in a highly sought after location, and boasting a wealth of original features, bursting with potential. Ideal for the family, the property consists of: part double glazing, gas central heating, large entrance hallway, lounge, dining room, morning room, kitchen, cellar, a bathroom & separate WC and 3/4 bedrooms to the first floor and a further bedroom and storage room to the 2nd floor. Externally the property has the benefit of a gardens to the front & rear with lawns, patio and brick outhouse.

#### Spacious Entrance Hallway

Stairs off. Under stairs storage.

#### Lounge

13'6 x 13'6 (4.11m x 4.11m)

Fitted gas fire. 2 radiators.

#### Dining Room

16'6 x 12'4 (5.03m x 3.76m)

Fitted gas fire. 2 radiators.

#### Morning Room

10'4 x 9'5 (3.15m x 2.87m)

Radiator.

#### Kitchen

7'1 x 9'3 (2.16m x 2.82m)

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

#### Cellar

9'3 x 10'1 (2.82m x 3.07m)

Ceramic sink unit. WC. Storage room. Radiator.

#### Long First Floor Landing

Spindled balustrade. Stairs off leading to 2nd floor landing.

#### Bedroom 2

11'4 x 10'2 (3.45m x 3.10m)

Front aspect. Radiator. Access off office room.

#### Office Room/Bedroom 3

11'3 x 7'3 (3.43m x 2.21m)

Front aspect. Radiator.

#### Bedroom 1

14'6 x 12'3 (4.42m x 3.73m)

Rear aspect. Radiator.

#### Bathroom

2 piece suite with shower to bath. Part ceramic wall tiled. Radiator.

#### Separate WC

#### Bedroom 4

14'2 x 8'11 (4.32m x 2.72m)

Rear aspect. Radiator.

#### Second Floor Landing

Spindled balustrade.

#### Storage Room

5'9 x 8'2 (1.75m x 2.49m)

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.