









NPE

Estate Agents Lettings Valuers Mortgages Financial Services

For Sale

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







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English | Cymraeg

Energy performance certificate (EPC)

39 Kensington Road OLDHAM OLB 4BZ	Energy rating	Valid until:	9 October 2034
		Certificate number:	9300-2691-5400-2704-6215
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

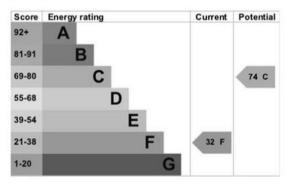
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (rither/news grount/guidance/sometic-private-ented property-minimum-energy-efficiency-standard-landlord-guidance).

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.



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

Visit our web site www.npestates.co.uk or email you enquirers to 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.