

NPE

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For Sale

30 Ogden Road, Failsworth - EPC: D £199,000



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Energy performance certificate (EPC)

30, Ogden Road Fallswoth MANCHESTER M35 0WN	Energy rating	Valid until:	22 September 2026
	D	Certificate number:	8376-6421-6500-4742-7926

Property type	Semi-detached bungalow
Total floor area	62 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.

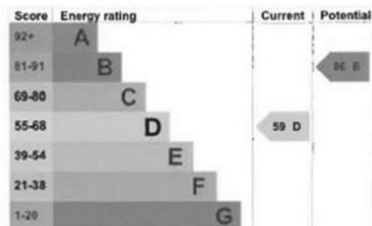
See [how to improve this property's energy efficiency](#).

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



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****CHAIN FREE****VERY POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****LARGE PLOT****LOTS OF OFF ROAD PARKING****CONSERVATORY****IDEAL FOR YOUNG FAMILY OR OLDER COUPLE**** We offer for sale this spacious and well maintained 2 bedroom semi detached true bungalow, situated in a very popular & convenient location, ideal for the younger family or older couple. The property is uPVC double glazed & combi gas centrally heated with new boiler installed Nov '24 and briefly comprises: Entrance hallway, 2 bedrooms, 3 piece white shower room, fitted kitchen, spacious lounge and uPVC conservatory. Externally the property has the benefit of a good sized plot with large garden and long driveway to the front and a garden to the rear with lawn & patio.

Entrance Hallway

Radiator. Loft access. 2 storage cupboards.

Bedroom 1

16'2 x 10'8 (4.93m x 3.25m)

Front aspect. Radiator.

Bedroom 2

7'8 x 9'0 (2.34m x 2.74m)

Front aspect. Radiator.

Shower Room

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

Kitchen

8'0 x 9'1 (2.44m x 2.77m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler.

Lounge

16'9 x 10'8 (5.11m x 3.25m)

Fitted electric fire. French doors to conservatory.

uPVC Conservatory

9'1 x 8'8 (2.77m x 2.64m)

External

Good sized plot with large garden and long driveway to the front 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.