



# NPE

Estate Agents Lettings  
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## For Sale

2 Lime Lane, Failsworth - EPC: D £475,000



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# Energy performance certificate (EPC)

## Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme

2 LIME LANE OLDHAM MANCHESTER FAILSWORTH M35 9WA		Energy rating <b>D</b>
Valid until 22 September 2030	Certificate number 2540-6021-4020-2039-0222	

## Print this certificate

Property type  
Detached house

Total floor area  
47 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for land](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-1) on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-1>)

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*ORIGINAL SHOW HOME\*\*\*\*LUXURY INTERIOR\*\*\*\*EXTENDED TO REAR\*\*\*\*LARGER THAN AVERAGE\*\*\*\* GOOD SIZED PLOT\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* We are delighted to offer for sale this luxury modern & extended 4 bedroom executive detached property, built Circa 1994 by McLeans as one of the original show homes, ideal for the family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Long entrance hallway, spacious lounge, dining room/2nd sitting room, modern fitted dining kitchen, utility room, downstairs WC, 4 bedrooms, en suite and modern family bathroom. Externally the property has the benefit of a garden and double block paved driveway to the front, an integral double garage with electric door and a good sized garden to the rear with lawn & patio.

### Long Entrance Hallway

Stairs off. 2 radiators. Access to double garage.

### Lounge

19'4 x 11'7 (5.89m x 3.53m)

Living flame gas fire. Feature fireplace. Radiator.

### Dining Room/2nd Sitting Room

11'9 x 8'8 (3.58m x 2.64m)

Radiator. French doors to rear.

### Dining Kitchen

13'9 x 15'4 (4.19m x 4.67m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer, microwave & dishwasher. Single sink, rinser & drainer. Silestone worktops. Inset spotlights. Radiator.

### Utility Room

8'3 x 7'8 (2.51m x 2.34m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Radiator. Storage area. Inset spotlights.

### Downstairs WC

Wash basin. Radiator.

### First Floor Landing

Spindled balustrade. Loft access.

### Bedroom 1

11'5 x 15'6 (3.48m x 4.72m)

Front aspect. 2 double walk in wardrobes. Radiator.

### En Suite

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

### Bedroom 2

12'10 x 8'1 (3.91m x 2.46m)

Rear aspect. Built in wardrobes. Radiator.

### Bedroom 3

9'11 x 7'0 (3.02m x 2.13m)

Rear aspect. Fitted office units. Radiator.

### Bedroom 4

8'3 x 8'9 (2.51m x 2.67m)

Rear aspect. Built in wardrobes. Radiator.

### Family Bathroom

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

### External

Garden and double block paved driveway to the front, an integral double garage with electric door and a good sized 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 E 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.