



NPE

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For Sale

15 Norfolk Crescent, Failsworth - EPC: D £299,950



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Energy performance certificate (EPC)

15, Norfolk Crescent Fallsworth MANCHESTER M35 0WG	Energy rating	Valid until:	26 April 2025
	D	Certificate number:	2738-3045-7224-3755-5930

Property type	Semi-detached house
Total floor area	80 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 C.

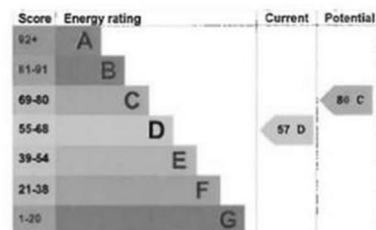
See how to [improve this property's energy efficiency](#).

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
the average energy score is 60



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****CHAIN FREE****VERY POPULAR LOCATION****DOUBLE EXTENSION TO REAR****WELL MAINTAINED
****IDEAL FOR FAMILY****VIEWING RECOMMENDED**** We offer for sale this well maintained, spacious and largely extended 3/4 bedroom semi detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, large through lounge/dining room, dining kitchen, 3 bedrooms with access through to a 4th bedroom/office and modern 3 piece shower room. Externally the property has the benefit of a garden to the front, a driveway to the side leading to a detached garage and a garden to the rear.

Porch

Entrance Hallway

Stairs off. Radiator.

Through Lounge/Dining Room

26'5 x 11'6 (8.05m x 3.51m)

Living flame gas fire. Feature fireplace. 2 radiators. French doors to rear.

Dining Kitchen

17'10 x 7'4 (5.44m x 2.24m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge. Plumbed for washer. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Under stairs storage.

First Floor Landing

Loft access. Airing cupboard with combi gas central heating boiler.

Bedroom 1

11'3 x 8'2 (to wardrobes) (3.43m x 2.49m (to wardrobes))

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

8'3 x 9'10 (2.51m x 3.00m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

7'11 x 7'9 (2.41m x 2.36m)

Rear aspect. Radiator. Access to office/bedroom 4.

Office Room/Bedroom 4

9'5 x 7'3 (2.87m x 2.21m)

Rear aspect. Access through bedroom 3. Fitted wardrobes.

Shower Room

Modern 3 piece white shower suite. Ceramic wall Tiled. Heated towel rail.

External

Garden to the front, a driveway to the side leading to a detached garage and a garden to the rear.

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.