



# NPE

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## For Sale

21 Verdure Close, Failsworth - EPC: C £199,950



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## Energy performance certificate (EPC)

21 Verdure Close Falsworth MANCHESTER M35 9HQ	Energy rating	Valid until:	28 February 2032
	<b>C</b>	Certificate number:	0079-4200-3522-3908-0320

Property type	Mid-terrace house
Total floor area	77 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 C. It has the potential to be B.

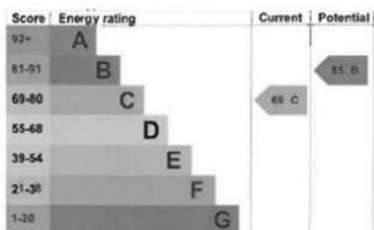
[See how to improve this property's energy efficiency.](#)

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 LOCATION\*\*\*\*CUL DE SAC\*\*\*\*EXTENDED TO REAR\*\*\*\*MODERN & SPACIOUS\*\*\*\*NOT OVERLOOKED AT THE REAR\*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious and modernised, extended 3 bedroom town house, situated in a very popular cul de sac location, ideal for the first time buyer, young family or investor. The property is double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, extended dining kitchen, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a double driveway to the front and a garden to the rear with artificial lawn, patio & shed. Not overlooked at the rear.

### Porch

### Entrance Hallway

### Lounge

14'6 x 11'8 (4.42m x 3.56m)

Living flame gas fire. Feature fireplace. Radiator.

### Extended Dining Kitchen

12'6 x 14'0 (3.81m x 4.27m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Part ceramic wall tiled. Plumbed for washer. Under stairs storage. Combi gas central heating boiler. Radiator. French doors to rear.

### First Floor Landing

Loft access.

### Bedroom 1

11'9 x 9'4 (3.58m x 2.84m)

Front aspect. Radiator.

### Bedroom 2

7'9 x 9'5 (2.36m x 2.87m)

Rear aspect. Radiator.

### Bedroom 3

9'1 x 7'2 (2.77m x 2.18m)

Front aspect. Radiator.

### Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall tiled. Heated towel rail.

### External

Double driveway to the front and a garden to the rear with artificial lawn, patio & shed. Not overlooked at the rear.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £7.50 per annum. The council tax is in Band B 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.