



# NPE

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## For Sale

54 Hampton Road, Failsworth - EPC: D £254,950



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## Energy performance certificate (EPC)

54, Hampton Road Fallowfield MANCHESTER M15 9JA	Energy rating <b>D</b>	Valid until: 2 June 2027
		Certificate number: 8813-7126-5690-4297-6902

Property type Semi-detached bungalow

Total floor area 69 square metres

### Rules on letting this property

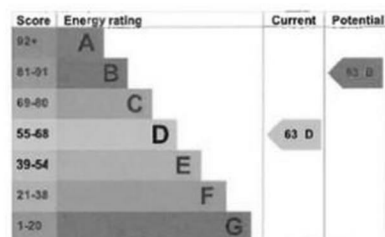
Properties can be let if they have an energy rating from A to E.

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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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*LARGE CORNER PLOT\*\*\*\*EXTENDED TO REAR\*\*\*\*LOTS OF POTENTIAL \*\*\*\*VERY POPULAR LOCATION\*\*\*\*IDEAL FOR FAMILY OR OLDER COUPLE\*\*\*\* We offer for sale this extended 2 bedroom semi detached true bungalow, situated on a large corner plot in a very popular location, ideal for the family or older couple. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Side entrance porch, spacious through lounge/dining room, extended kitchen, inner hallway, 3 piece white bathroom and 2 bedrooms. Externally the property has the benefit of a good sized corner plot with gardens to the front, side and rear and a driveway and detached garage to the rear.

### Entrance Porch

Combi gas central heating boiler.

### Through Lounge/Dining Room

22'4 x 12'4 (6.81m x 3.76m)

Living flame gas fire. Feature fireplace. 2 radiators.

### Extended Kitchen

13'9 x 12'7 (4.19m x 3.84m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

### Inner Hallway

Radiator.

### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator. Loft access.

### Bedroom 1

11'4 x 9'9 (3.45m x 2.97m)

Rear aspect. Radiator.

### Bedroom 2

8'10 x 9'9 (2.69m x 2.97m)

Front aspect. Radiator.

### External

Good sized corner plot with gardens to the front, side and rear and a driveway and detached garage 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.