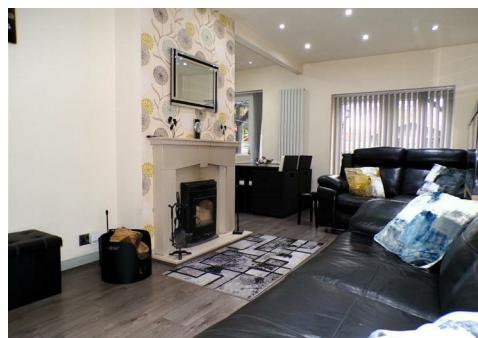




NPE

For Sale

12 Paulden Drive, Failsworth - EPC: D £269,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

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Energy performance certificate (EPC)

12 Paulden Drive Fallsworth MANCHESTER M35 0SP	Energy rating D	Valid until: 23 January 2035
		Certificate number: 0340-2554-9490-2025-1605

Property type	Semi-detached house
Total floor area	86 square metres

Rules on letting this property

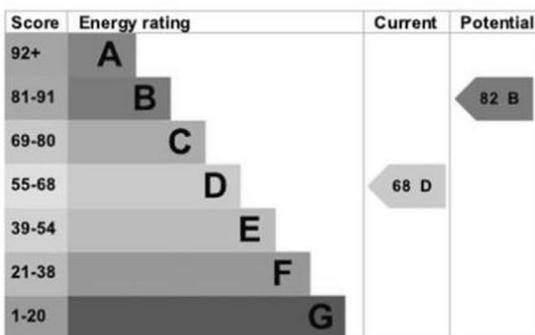
Properties can be let if they have an energy rating from A to E.

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>).

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

Breakdown of property's energy performance

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR LOCATION****DOUBLE EXTENSION TO SIDE**** 3 GOOD SIZED BEDROOMS****EXCELLENT CONDITION****IDEAL FOR FAMILY****VIEWING RECOMMENDED**** We offer for sale this spacious and modernised, extended 3 bedroom semi detached property, situated in a popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, open plan dining room, fitted kitchen, utility room, 3 good sized bedrooms, all with fitted wardrobes and shower cubicle to master bedroom, and modern 3 piece white shower room. Externally the property has the benefit of a garden and driveway to the front and a good sized rear garden with artificial lawn, patio, large fish pond and large timber shed.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

19'3 x 10'0 (5.87m x 3.05m)

Wood burner fire. Feature fireplace. 2 radiators. French doors to rear. Opening to dining area.

Dining Room

7'11 x 8'1 (2.41m x 2.46m)

Modern vertical radiator. Under stairs storage. Opening through to kitchen.

Kitchen

11'0 x 6'6 (3.35m x 1.98m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer.

Utility Room

8'0 x 6'6 (2.44m x 1.98m)

Plumbed for washer. Combi gas central heating boiler. Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

8'7 x 12'1 (2.62m x 3.68m)

Front aspect. Fitted wardrobes. Radiator. Built in shower cubicle.

Bedroom 2

10'6 x 10'7 (3.20m x 3.23m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

19'5 x 6'5 (5.92m x 1.96m)

Side aspect. Fitted wardrobes. Radiator.

Shower Room

Modern 3 piece white shower suite. Heated towel rail.

External

Garden and driveway to the front and a good sized rear garden with artificial lawn, patio, large fish pond and large timber shed.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band A 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.