



NPE

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For Sale

22 Wyndale Drive, Failsworth - EPC: D £264,950



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Energy performance certificate (EPC)

22 Wyndale Drive Fallsworth MANCHESTER M35 6PY	Energy rating	Valid until:	25 November 2034
	D	Certificate number:	2712-9327-0254-0163-2672

Property type	Semi-detached house
Total floor area	98 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

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

****CHAIN FREE****GOOD SIZED PLOT****VERY POPULAR LOCATION****EXTENDED TO REAR**** CONSERVATORY****EXTENDED DORMER****IDEAL FOR OLDER COUPLE OR FAMILY**** We offer for sale this extended 3 bedroom semi detached dormer bungalow, situated in a highly sought after location, ideal for the older couple or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: porch, entrance hallway, 2 bedrooms to the ground floor, a 4 piece white bathroom, fitted kitchen, spacious lounge, conservatory and a 3rd bedroom in the dormer with en suite washroom. Externally the property has the benefit of a good sized plot with a large front garden, long block paved driveway to the side and a garden and detached garage to the rear.

Porch

Entrance Hallway

Radiator.

Bedroom 1

12'3 x 8'10 (3.73m x 2.69m)

Front aspect. Radiator.

Bedroom 2

12'6 x 9'9 (3.81m x 2.97m)

Front aspect. Radiator.

Bathroom

4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Heated towel rail.

Kitchen

14'8 x 9'10 (4.47m x 3.00m)

Fitted wall & base units. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

Lounge

17'1 x 10'2 (5.21m x 3.10m)

Open plan stairs off. Radiator. Doors to conservatory.

Conservatory

9'9 x 9'11 (2.97m x 3.02m)

Radiator.

Second Floor Landing

Bedroom 3

10'2 x 9'5 (3.10m x 2.87m)

Dormer. Radiator.

En Suite Washroom

Wash basin & toilet. Part ceramic wall tiled. Heated towel rail.

External

Good sized plot with a large front garden, long block paved driveway to the side and a garden 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.