



NPE

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For Sale

32 Warwick Road, Failsworth - EPC: D £349,950



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Energy performance certificate (EPC)

32 Warwick Road Failsworth MANCHESTER M35 0QQ	Energy rating D	Valid until: 21 March 2033 Certificate number: 0947-4327-3000-0122-0226
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Property type

Semi-detached house

Total floor area

94 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

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

****RECENTLY REDUCED****RARELY AVAILABLE****LARGE EXTENDED ORANGERY TO REAR****LUXURY INTERIOR****HUGE FRONT & REAR GARDENS****VIEWING HIGHLY RECOMMENDED**** Situated in one of Failsworth's' premier locations, we are delighted to offer for sale this luxury modernised and extended 3 bedroom semi detached property, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, luxury modern fitted kitchen, extended orangery/sitting room, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a large plot with large garden to the front with driveway for several vehicles, a huge rear South facing garden with elevated patio, large decking area, lawns, borders and timber shed. Overlooks woodland to rear.

Porch

Entrance Hallway

Stairs off. Radiator. Under stairs storage.

Lounge

16'0 x 10'3 (4.88m x 3.12m)

Living flame gas fire. Radiator. Opening to kitchen.

Kitchen

8'6 x 16'9 (2.59m x 5.11m)

Good range of fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer, microwave, washer & dishwasher. Single sink & drainer. Modern vertical radiator. Opening to Orangery.

Orangery/Sitting Room

12'0 x 19'7 (3.66m x 5.97m)

Bi Folding doors to rear. 2 Modern vertical radiators.

First Floor Landing

Loft access.

Bedroom 1

10'7 x 10'1 (3.23m x 3.07m)

Front aspect. Built in wardrobes. Radiator.

Bedroom 2

10'6 x 8'11 (3.20m x 2.72m)

Rear aspect. Radiator.

Bedroom 3

7'0 x 6'6 (2.13m x 1.98m)

Front aspect. Radiator. Built in wardrobes.

Bathroom

Modern 3 piece white suite with waterfall shower to bath. Ceramic wall & floor tiled. Heated towel rail. Inset spotlights.

External

Large plot with large garden to the front with driveway for several vehicles, a huge rear South facing garden with elevated patio, large decking area, lawns, borders and timber shed. Overlooks woodland to 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.