



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

12 Gail Close, Failsworth - EPC: D £239,950



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

Energy performance certificate (EPC)

12 Gail Close Fairworth MANCHESTER M35 0TG	Energy rating D	Valid until: 17 February 2035
		Certificate number: 9435-1922-6400-03 88-6296

Property type Semi-detached house

Total floor area 72 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/landlords-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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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

Breakdown of property's energy performance

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

****VERY POPULAR CUL DE SAC LOCATION****SPACIOUS AND FULLY MODERNISED****EXTENDED TO REAR****LARGE CORNER PLOT**** 2 DOUBLE BEDROOMS****VIEWING HIGHLY RECOMMENDED**** We are pleased to offer for sale this deceptively spacious, extended and fully modernised 2 bedroom semi detached property, situated in a very popular cul de sac location, ideal for the first time buyer or family alike. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: uPVC conservatory, entrance hallway, downstairs WC, spacious lounge, dining room, modern fitted kitchen, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a driveway to the front and side and a good sized corner plot landscaped garden to the side and rear with lawn, patio, well stocked flower beds and a timber summer house.

Entrance Into Conservatory

uPVC Conservatory
11'3 x 11'7 (3.43m x 3.53m)

Entrance Hallway

Stairs off. Radiator.

Downstairs WC

Wash basin.

Lounge

13'4 x 14'10 (4.06m x 4.52m)
Modern electric fire. Bay window. Radiator.

Dining Room

8'9 x 11'9 (2.67m x 3.58m)
Radiator. Under stairs storage.

Kitchen

12'0 x 7'9 (3.66m x 2.36m)
Modern fitted wall & base units. Stainless steel sink & drainer. Integrated fridge & freezer. Part ceramic wall tiled. Plumbed for washer.

First Floor Landing

Loft access.

Bedroom 1

11'5 x 14'11 (3.48m x 4.55m)
Front aspect. Radiator.

Bedroom 2

8'6 x 8'0 (2.59m x 2.44m)
Rear aspect. Fitted wardrobes. Radiator.

Bathroom

Modern 3 piece white suite with electric shower to bath. Ceramic wall tiled. Radiator.

External

Driveway to the front and side and a good sized corner plot landscaped garden to the side and rear with lawn, patio, well stocked flower beds and a timber summer house.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.