



NPE

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For Sale

86 Leicester Road, 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

Energy performance certificate (EPC)

86 Leicester Road Fallowfield MANCHESTER M13 0QY	Energy rating D	Valid until: 20 July 2033
		Certificate number: 0137-4723-3200-0610-8222

Property type Semi-detached house

Total floor area 83 square metres

Rules on letting this property

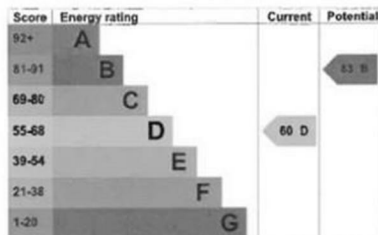
Properties can be let if they have an energy rating from A to E.

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

****CHAIN FREE****VERY POPULAR LOCATION****CORNER PLOT****EXTENDED, SPACIOUS & WELL MAINTAINED**** 2 RECEPTION ROOMS****IDEAL FOR FIRST TIME BUYERS OR FAMILY**** We offer for sale this deceptively spacious, well maintained, extended 3 bedroom semi detached property, situated in a highly sought after location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated (boiler fitted March 2024) and briefly comprises: Porch, entrance hallway, spacious lounge, dining room, fitted kitchen, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of good sized gardens to the front and side, a block paved driveway to the side with attached garage and a private garden to the side with artificial lawn & patio.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

17'0 x 10'5 (5.18m x 3.18m)

Living flame gas fire. Feature fireplace. Radiator.

Dining Room

8'6 x 15'11 (2.59m x 4.85m)

Radiator. Opening through to kitchen.

Kitchen

8'11 x 12'7 (2.72m x 3.84m)

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

First Floor Landing

Spindled balustrade. Loft access. Airing cupboard.

Bedroom 1

10'8 x 10'0 (3.25m x 3.05m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'6 x 9'10 (3.20m x 3.00m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

7'0 x 6'5 (2.13m x 1.96m)

Front aspect. Radiator.

Bathroom

Modern 3 piece white suite with shower to bath. Part ceramic wall tiled. Heated towel rail.

External

Good sized gardens to the front and side, a block paved driveway to the side with attached garage and a private garden to the side with artificial lawn & patio.

Tenure & Council Tax

We have been advised that this property is Freehold with a Chief rent of approx. £8 per annum. 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.

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