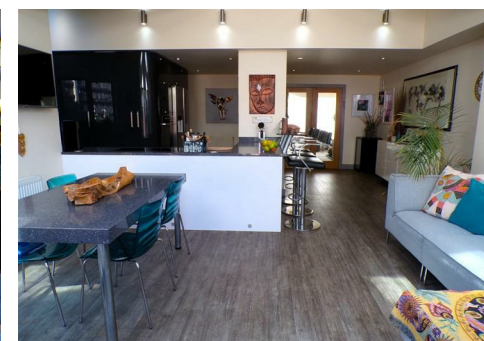
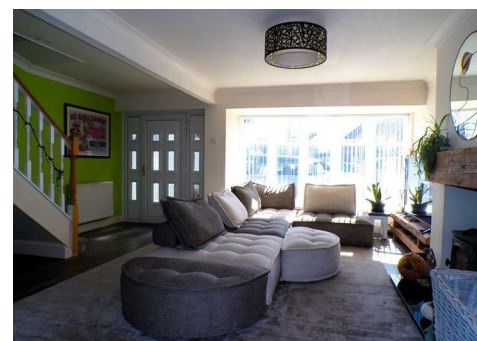


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For Sale

37 Alder Road, Failsworth - EPC: C £394,950



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

Energy performance certificate (EPC)

37 Alder Road Fairworth MANCHESTER M35 0QJ	Energy rating C	Valid until: 29 April 2035
		Certificate number: 7703-3049-8204-4265-8204

Property type	Semi-detached house
Total floor area	152 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 C. 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	72 C	79 C
55-68	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

****LARGELY EXTENDED TO SIDE & REAR****LUXURY INTERIOR THROUGHOUT****LARGE ATTIC ROOM**** 3 BATHS, 3 RECEPTION AREAS****OVERLOOKS FIELDS TO REAR****VIEWING HIGHLY RECOMMENDED**** We are delighted to offer for sale this immaculately presented and largely extended 4 bedroom semi detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, spacious lounge, extended family room/dining kitchen, sitting/bar room, modern downstairs shower room, large attic room, 4 bedrooms, ensuite shower room and modern 3 piece family shower room. Externally the property has the benefit of a double patterned concrete driveway to the front and a garden to the rear with patio & timber shed. Overlooks fields to the rear.

Porch

Lounge

16'2 x 16'9 (4.93m x 5.11m)

Open plan stairs off. Log burner fire. 2 radiators. Double doors through to family room.

Extended Family Room/Dining Kitchen

24'0 x 24'6 (7.32m x 7.47m)

Luxury modern fitted wall & base units with granite worktops. Plumbed for washer. Single sink & drainer. 2 radiators. Sitting/dining area. 2 Velux windows. French doors to rear.

Sitting/Bar Room

19'6 x 9'6 (5.94m x 2.90m)

Downstairs Shower Room

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

First Floor Landing

Spindled balustrade. Radiator. Drop down ladders to attic room.

Bedroom 1

10'5 x 10'1 (3.18m x 3.07m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'7 x 8'11 (3.23m x 2.72m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

7'1 x 6'5 (2.16m x 1.96m)

Front aspect. Fitted wardrobes & bed. Radiator.

Bedroom 4

17'0 x 9'4 (5.18m x 2.84m)

Side aspect. Fitted wardrobes. Stairs off to Mezzanine sleeping area. Radiator. Velux window.

En Suite

Modern 3 piece shower suite. Ceramic wall & floor tiled. Heated towel rail.

Family Shower Room

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

Attic Room

16'4 x 11'10 (4.98m x 3.61m)

Velux window. Drop down ladders to first floor landing.

External

Double patterned concrete driveway to the front. Garden to rear with patio & timber shed. Overlooks fields 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.