



# NPE

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## For Sale

7 Lulworth Crescent, Failsworth - EPC: C £234,950



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## Energy performance certificate (EPC)

7 Lulworth Crescent Fallowfield MANCHESTER M14 6HR	Energy rating <b>C</b>	Valid until: 15 May 2034
		Certificate number: 0390-2866-0350-2094-8851

Property type	Semi-detached bungalow
Total floor area	55 square metres

### Rules on letting this property

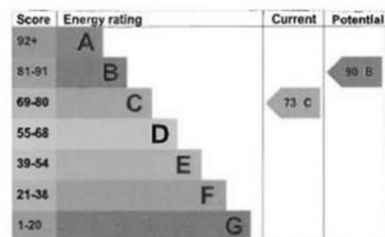
Properties can be let if they have an energy rating from A to E.

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 C. 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

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\*GOOD SIZED PLOT\*\*\*\* 2 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR OLDER COUPLE OR YOUNG FAMILY\*\*\*\* We offer for sale this well maintained 2 bedroom semi detached true bungalow, situated in a very popular location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, fitted kitchen, inner hallway, 2 bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a garden to the front, a long block paved driveway to the side leading to a detached garage and a garden to the rear with lawn, patio & timber shed.

### Entrance Hallway

### Lounge

14'9 x 12'4 (4.50m x 3.76m)

Electric fire. Feature fireplace. Bay window. Radiator.

### Kitchen

12'5 x 7'11 (3.78m x 2.41m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler. Modern vertical radiator.

### Inner Hallway

Loft access.

### Shower Room

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Radiator.

### Bedroom 1

13'2 x 10'10 (4.01m x 3.30m)

Rear aspect. Radiator. Built in cupboards.

### Bedroom 2

8'6 x 9'8 (2.59m x 2.95m)

Rear aspect. Radiator.

### External

Garden to the front, a long block paved driveway to the side leading to a detached garage and a garden to the rear with lawn, patio & timber shed.

### 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.