



NPE

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For Sale

28 Somerset Road, Failsworth - EPC: C £219,950



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Energy performance certificate (EPC)

28 Somerset Road Fairworth MANCHESTER M35 0WU	Energy rating C	Valid until: 27 April 2035
		Certificate number: 2382-3049-0204-6555-7204

Property type	Semi-detached house
Total floor area	65 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 B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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

****CHAIN FREE****VERY POPULAR LOCATION****GOOD SCHOOL CATCHMENT AREA**** 2 RECEPTION ROOMS****WELL MAINTAINED****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** We offer for sale this well maintained 3 bedroom semi detached property, situated in a very popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms and a 3 piece shower room. Externally the property has the benefit of a garden to the front and rear and a driveway to the side.

Entrance Hallway

Stairs off. Radiator.

Lounge

11'3 x 14'7 (3.43m x 4.45m)

Living flame gas fire. Feature fireplace. Radiator. Opening to dining room.

Dining Room

7'10 x 9'11 (2.39m x 3.02m)

Patio doors to rear. Radiator.

Kitchen

7'8 x 7'4 (2.34m x 2.24m)

Fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & washer. Stainless steel sink, rinser & drainer.

First Floor Landing

Loft access.

Bedroom 1

11'3 x 8'3 (3.43m x 2.51m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

8'2 x 8'3 (2.49m x 2.51m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

7'10 x 7'6 (2.39m x 2.29m)

Rear aspect. Radiator. Combi gas central heating boiler.

Shower Room

3 piece shower suite. Ceramic wall tiled. Heated towel rail.

External

Gardens to the front and rear. Driveway to the side.

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.