



# NPE

Estate Agents Lettings  
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## For Sale

207 Foxdenton Lane, Middleton - EPC: D £369,950



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## Energy performance certificate (EPC)

207 Foulden Lane Middleton MANCHESTER M24 1QN	Energy rating	Valid until:	7 May 2035
	<b>D</b>	Certificate number:	0687-3050-3205-9225-1204

**Property type** Semi-detached house

**Total floor area** 126 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/minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. 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		79 C
55-68	D	65 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

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

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*LARGER THAN AVERAGE\*\*\*\*DOUBLE EXTENSION TO SIDE\*\*\*\* 3 DOUBLE BEDROOMS\*\*\*\*OVERLOOKS PARK TO FRONT\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this larger than average, modern & extended 3 bedroom semi detached property, situated in a highly sought after location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious entrance hallway, office room, lounge, dining room, modern fitted kitchen, uPVC conservatory, 3 double bedrooms and a large 3 piece white bathroom. Externally the property has the benefit of a good sized garden and driveway to the front and a garden to the rear. Overlooks park to the front.

#### Spacious Entrance Hallway

Stairs off. Radiator. Under stairs storage.

#### Office

10'3 x 6'9 (3.12m x 2.06m)

Radiator.

#### Lounge

13'8 x 11'9 (4.17m x 3.58m)

Bay window. Radiator. Fitted electric fire. Hardwood floor. Arch through to dining room.

#### Dining Room

12'8 x 11'3 (3.86m x 3.43m)

Hardwood floor. Radiator. French doors through to conservatory. Opening through to kitchen.

#### Kitchen

13'5 x 13'8 (4.09m x 4.17m)

Modern fitted wall & base units incorporating oven, hob & extractor. Corian worktops. Integrated dishwasher. Hardwood floor. Radiator. French doors to rear.

#### uPVC Conservatory

11'1 x 14'3 (3.38m x 4.34m)

#### First Floor Landing

Spindled balustrade. Loft access.

#### Bedroom 1

13'10 x 9'4 (4.22m x 2.84m)

Front aspect. Fitted wardrobes. Bay window. Radiator.

#### Bedroom 2

12'7 x 11'0 (3.84m x 3.35m)

Rear aspect. Fitted wardrobes. Radiator.

#### Bedroom 3

12'1 x 13'11 (max) (3.68m x 4.24m (max))

Front aspect. 2 radiators.

#### Bathroom

8'3 x 13'10 (2.51m x 4.22m)

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

#### External

Good sized garden and driveway to the front and a garden to the rear. Overlooks park to the front.

#### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 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.