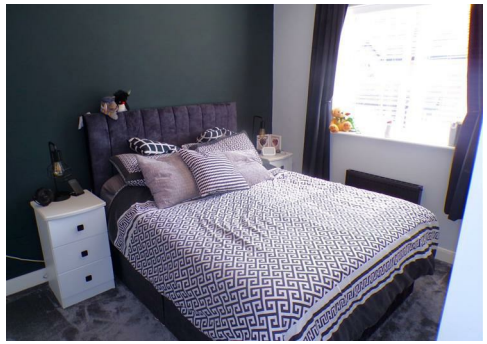

NPE

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For Sale

3 Whitekirk Drive, Failsworth - EPC: A £289,950

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

Energy performance certificate (EPC)

3, Whitekirk Drive Failsworth MANCHESTER M35 0TB	Energy rating **A**	Valid until:	24 March 2029
		Certificate number:	0265-3805-7878-9921-6195

Property type	Semi-detached house
Total floor area	79 square metres

Rules on letting this property

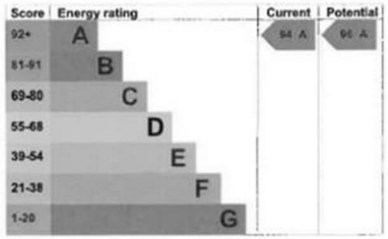
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is A. It has the potential to be A.

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

Visit our web site www.npestates.co.uk
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****MODERN BUILD CIRCA 2018 BY LANCET HOMES****VERY POPULAR & CONVENIENT LOCATION ****SPACIOUS & MODERN INTERIOR**** 2 BATHS, 3 GOOD SIZED BEDROOMS****IDEAL FOR FAMILY**** We offer for sale this modern & spacious 3 bedroom semi detached property, situated in a very popular & convenient location, ideal for the family. The property is uPVC double glazed, combi gas centrally heated, fitted with solar panels and briefly comprises: Entrance hallway, downstairs WC, spacious lounge, modern fitted dining kitchen, uPVC conservatory, 3 bedrooms, an ensuite shower room and modern family bathroom. Externally the property has the benefit of a garden with artificial lawn, & patio, driveway and detached office with power & lighting. Viewing highly recommended.

Entrance Hallway
Stairs off. Radiator.

Downstairs WC
Wash basin. Radiator.

Lounge
15'11 x 10'9 (4.85m x 3.28m)
Radiator. French doors to conservatory.

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

Dining Kitchen
16'0 x 8'7 (4.88m x 2.62m)
Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer & dishwasher. Plumbed for washer. Single sink & drainer. Part ceramic wall tiled. Radiator.

First Floor Landing
Loft access. Storage cupboard.

Bedroom 1
12'10 x 10'6 (3.91m x 3.20m)
Front aspect. Radiator.

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

Bedroom 2
8'6 x 9'2 (2.59m x 2.79m)
Rear aspect. Radiator.

Bedroom 3
7'2 x 10'11 (2.18m x 3.33m)
Rear aspect. Radiator.

Bathroom
Modern 3 piece white suite. Ceramic wall tiled. Heated towel rail.

External
Garden with artificial lawn, & patio, driveway and detached office with power & lighting.

Tenure & Council Tax
We have been advised that this property is Leasehold with £170 per annum payable as a service charge. 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.