



NPE

Estate Agents Lettings
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For Sale

16 Richmond Road, Failsworth - EPC: D £355,000



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Energy performance certificate (EPC)			
16, Richmond Road Failsworth MANCHESTER M35 9HZ	Energy rating D	Valid until:	7 January 2028
		Certificate number:	8148-7729-2480-5288-8902
Property type		Semi-detached bungalow	
Total floor area		89 square metres	

Rules on letting this property

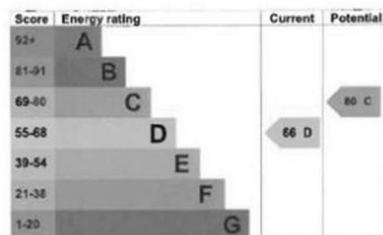
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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
or email you enquirers to sales@npestates.co.uk

****LARGELY EXTENDED TRUE BUNGALOW****MODERNISED TO A HIGH STANDARD THROUGHOUT**** VERY POPULAR LOCATION**** 2 RECEPTIONS, 4 DOUBLE BEDROOMS****IDEAL FOR FAMILY**** We offer for sale this deceptively spacious, largely extended and fully modernised 4 bedroom semi detached true bungalow, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, modern fitted kitchen, 4 double bedrooms, a modern 4 piece bathroom, 2nd sitting room and separate WC. Externally the property has the benefit of a block paved driveway to the front and side and a beautiful landscaped garden to the rear with artificial lawn, patio, timber decking and timber shed. Viewing highly recommended.

Entrance Hallway

Loft access. Radiator.

Lounge

14'8 x 12'0 (4.47m x 3.66m)

Fitted electric fire. Feature fireplace. Radiator.

Bedroom 4

9'11 x 9'11 (3.02m x 3.02m)

Front aspect. Radiator.

Bedroom 3

8'7 x 14'0 (2.62m x 4.27m)

Side aspect. Fitted wardrobes. Radiator.

Bedroom 2

8'4 x 14'0 (2.54m x 4.27m)

Side aspect. Fitted wardrobes. Radiator.

Kitchen

15'3 x 16'0 (4.65m x 4.88m)

Good range of modern fitted wall & base units with central island. Single sink, rinser & drainer. Integrated oven, hob, extractor, microwave, fridge, freezer & washer. Combi gas central heating boiler. Bi folding doors through to sitting room. Radiator.

Inner Hallway

Bedroom 1

11'10 x 9'1 (3.61m x 2.77m)

Rear aspect. Radiator. French doors to rear.

Bathroom

Modern 4 piece white suite including independent shower cubicle and corner bath. Ceramic wall tiled. Heated towel rail.

Sitting Room

15'0 x 10'0 (4.57m x 3.05m)

Radiator.

WC

Wash basin.

External

Block paved driveway to the front and side and a beautiful landscaped garden to the rear with artificial lawn, patio, timber decking and timber shed.

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.