



# NPE

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## For Sale

122 Kew Road, Failsworth - EPC: D £255,000



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# Energy Performance Certificate



122, Kew Road, Failsworth, MANCHESTER, M35 9LA

Dwelling type: Semi-detached house  
 Date of assessment: 25 October 2018  
 Date of certificate: 25 October 2018  
 Reference number: 8694-5056-5129-7927-1083  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 77 m<sup>2</sup>

Use this document to:

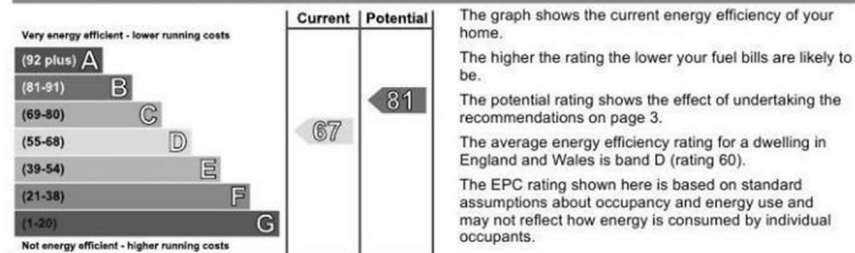
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,175
Over 3 years you could save	£ 216

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 1,665 over 3 years	£ 1,545 over 3 years	
Hot Water	£ 306 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,175</b>	<b>£ 1,959</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 117
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 798

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
 or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*SPACIOUS & MODERN INTERIOR\*\*\*\*EXTENDED TO REAR\*\*\*\* 2 RECEPTION ROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious, modern & extended 3 bedroom semi detached property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a shared driveway to the side and a garden to the rear with lawn, patio and semi detached garage.

## Porch

### Entrance Hallway

Stairs off. Radiator.

### Lounge

14'1 x 11'9 (4.29m x 3.58m)

Bay window. Radiator. Opening through to dining room.

### Dining Room

11'8 x 14'8 (3.56m x 4.47m)

Under stairs storage. Radiator.

### Kitchen

11'7 x 8'2 (3.53m x 2.49m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Ceramic floor tiled. Plumbed for washer. Radiator.

### First Floor Landing

Loft access.

### Bedroom 1

14'8 x 9'2 (4.47m x 2.79m)

Front aspect. Bay window. Radiator.

### Bedroom 2

12'2 x 9'5 (3.71m x 2.87m)

Rear aspect. Radiator.

### Bedroom 3

9'1 x 5'1 (2.77m x 1.55m)

Front aspect. Combi gas central heating boiler.

### Bathroom

3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

### External

Garden to the front, a shared driveway to the side and a garden to the rear with lawn, patio and semi detached garage.

### 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 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.