



NPE

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For Sale

52 Waterfield Way, Failsworth - EPC: D £325,000



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Energy performance certificate (EPC)

52 Waterfield Way Fallsworth MANCHESTER M35 9GE	Energy rating D	Valid until: 17 June 2035
		Certificate number: 5100-1832-0422-6594-3653

Property type Detached house

Total floor area 88 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 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		73 C
55-68	D	64 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

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****CHAIN FREE****VERY POPULAR WILLOW PARK ESTATE****SPACIOUS INTERIOR****GOOD SIZED GARDEN**** 2 RECEPTIONS, 2 BATHS****COULD EASILY BE SPLIT INTO A 4 BED****IDEAL FOR FAMILY**** We offer for sale this spacious, modern style 3 bedroom 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: Entrance hallway, lounge, dining room, fitted kitchen, downstairs WC, 3 bedrooms, ensuite shower room and 3 piece family bathroom. Externally the property has the benefit of a garden to the front, a driveway and integral garage to the side and a good sized garden to the rear with lawn & patio.

Entrance Hallway

Stairs off. Radiator.

Lounge

15'8 x 11'5 (4.78m x 3.48m)

Fitted electric fire. Feature fireplace. Bay window. 2 radiators.

Dining Room

9'9 x 8'8 (2.97m x 2.64m)

Patio doors to rear. Radiator.

Kitchen

9'6 x 10'7 (2.90m x 3.23m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator. Under stairs storage. Access to integral garage.

Downstairs WC

Wash basin. Ceramic floor tiled. Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'4 x 11'4 (3.76m x 3.45m)

Front aspect. Fitted wardrobes. Radiator.

En Suite

3 piece shower suite. Ceramic wall tiled. Radiator.

Bedroom 2

9'8 x 7'6 (2.95m x 2.29m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

18'9 x 7'6 (5.72m x 2.29m)

Side aspect. Built in wardrobes. 2 radiators.

Family Bathroom

3 piece suite. Ceramic wall tiled. Radiator.

External

Garden to the front, a driveway and integral garage to the side and a good sized garden to the rear with lawn & patio.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.