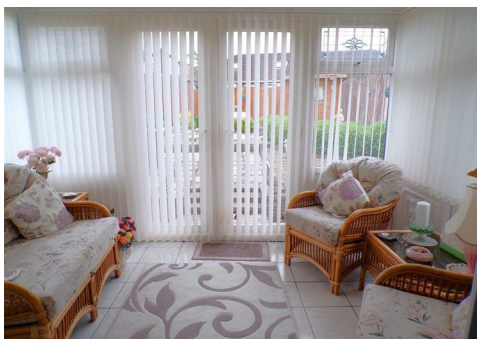


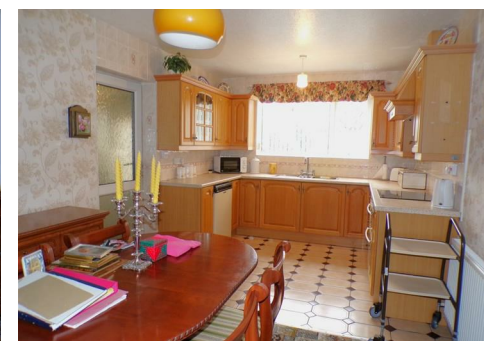


# NPE

Estate Agents Lettings  
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## For Sale

109 Green Lane, Garden Suburbs - EPC: B £375,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

|                                     |                           |                                              |
|-------------------------------------|---------------------------|----------------------------------------------|
| 109 Green Lane<br>OLDHAM<br>OL8 3BB | Energy rating<br><b>B</b> | Valid until: 26 June 2035                    |
|                                     |                           | Certificate number: 0340-2286-2560-2125-8261 |

Property type Detached bungalow

Total floor area 103 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 B. It has the potential to be B.

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | 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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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*LARGE PLOT\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\*LOTS OF POTENTIAL\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* We are delighted to offer for sale this deceptively spacious, 3 bedroom detached true bungalow, situated in a very popular location, ideal for the older couple or family. The property is uPvc double glazed, has solar panels & gas centrally heated and briefly comprises: Large entrance hallway, spacious lounge, fitted dining kitchen, WC, utility room, a 4 piece bathroom, 3 bedrooms and a uPVC conservatory. Externally, the property has the benefit of a good sized plot with gardens to the front side and rear, and a block paved driveway and attached double garage with electric door to the side.

### Large Entrance Hallway

Radiator. Loft access.

### Lounge

18'1 x 12'0 (5.51m x 3.66m)

2 radiators.

### Dining Kitchen

16'7 x 9'10 (5.05m x 3.00m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall & floor tiled. Radiator.

### WC

Wash basin. Ceramic wall & floor tiled.

### Utility Room

5'0 x 6'8 (1.52m x 2.03m)

Ceramic wall & floor tiled. Plumbed for washer.

### Bathroom

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

### Bedroom 1

10'11 x 11'11 (3.33m x 3.63m)

Front aspect. Fitted wardrobes. Radiator.

### Bedroom 2

13'10 x 9'11 (4.22m x 3.02m)

Rear aspect. Fitted wardrobes. Radiator.

### Bedroom 3/Sitting Room

11'9 x 8'0 (3.58m x 2.44m)

Rear aspect. Radiator. Access to conservatory.

### uPVC Conservatory

8'3 x 10'8 (2.51m x 3.25m)

Ceramic floor tiled. Radiator.

### External

Good sized plot with gardens to the front side and rear, and a block paved driveway and attached double garage with electric door to the side.

### 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.