



NPE

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For Sale

25 Prospect Drive, Failsworth - EPC: D £280,000



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Energy performance certificate (EPC)

25 Prospect Drive Fallowfield MANCHESTER M13 9WX	Energy rating	Valid until: 16 July 2035
	D	Certificate number: 5200-5835-0222-1596-3353

Property type	Semi-detached house
Total floor area	95 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	66 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 LOCATION****EXTENDED TO REAR PLUS LARGE DORMER**** 3 GOOD SIZED BEDROOMS****MODERN INTERIOR****IDEAL FOR FAMILY OR OLDER COUPLE**** We offer for sale this modern, deceptively spacious and extended 3 bedroom semi detached dormer bungalow, situated in a very popular location, ideal for the family or older couple. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, fitted kitchen, lounge, 2nd sitting room, dining room, uPVC conservatory, inner hallway, modern 3 piece white bathroom and master bedroom to the ground floor with 2 further bedrooms to the dormer. Externally, the property has the benefit of a patterned concrete garden and driveway to the front and side, attached garage and a garden to the rear. The garage has a utility area at the rear of the garage.

Porch

Entrance Hallway

Kitchen

7'6 x 7'8 (2.29m x 2.34m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer. Granite floor tiled.

Lounge

12'3 x 12'10 (3.73m x 3.91m)

Living flame gas fire. Feature fireplace. Radiator. Opening through to 2nd sitting room.

2nd Sitting Room

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

2 radiators. Open plan stairs off. Arch through to dining room.

Dining Room

7'11 x 9'0 (2.41m x 2.74m)

Radiator. Patio doors through to conservatory.

uPVC Conservatory

10'5 x 11'2 (3.18m x 3.40m)

French doors to the side. Ceramic floor tiled. Radiator.

Inner Hallway

Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Modern vertical radiator.

Bedroom 1

16'0 x 11'5 (4.88m x 3.48m)

Rear aspect. Fitted wardrobes. Radiator.

First Floor Landing

Bedroom 2

11'11 x 11'8 (3.63m x 3.56m)

Side aspect Dormer. Radiator.

Bedroom 3

12'4 x 6'4 (3.76m x 1.93m)

Side aspect Dormer. Radiator.

External

Patterned concrete garden and driveway to the front and side, attached garage and a garden to the rear. The garage has a utility area at the rear of the garage.

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.