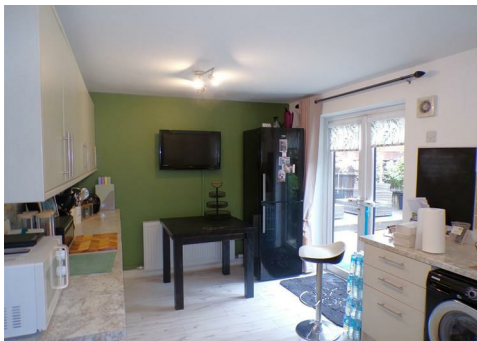




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

5 Duke Street, Failsworth - EPC: C £259,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

5 Duke Street Fallowfield MANCHESTER M14 6DU	Energy rating C	Valid until: 21 July 2035
		Certificate number: 4635-3923-1500-0609-2226

Property type	Semi-detached house
Total floor area	91 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 C. 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		81 B
69-80	C	75 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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****INDIVIDUALLY DESIGNED****LARGER THAN AVERAGE****3 GOOD SIZED BEDROOMS****GOOD SIZED PLOT****LOTS OF POTENTIAL****IDEAL FOR FAMILY**** We offer for sale this larger than average, modern style 3 bedroom semi detached property, built Circa 2013, ideal for the family. The property is part uPVC triple and part double glazed, combi gas centrally heated and briefly comprises: Large entrance hallway, downstairs WC, spacious lounge, modern fitted dining kitchen, 3 good sized bedrooms and a modern 3 piece shower room. Externally, the property has the benefit of a garden to the front, a driveway to the side and a garden to the rear with patio, 2 timber decking areas plus timber shed. Viewing highly recommended to fully appreciate the size and condition.

Large Entrance Hallway

Stairs off. Radiator. Under stairs storage.

Downstairs WC

Wash basin. Radiator.

Lounge

15'8 x 10'1 (4.78m x 3.07m)

Radiator.

Dining Kitchen

9'9 x 17'6 (2.97m x 5.33m)

Good range of modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. French doors to rear. Radiator. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Loft access with drop down ladder. Storage cupboard.

Bedroom 1

12'11 x 9'1 (3.94m x 2.77m)

Front aspect. Good range of modern fitted wardrobes. Radiator.

Bedroom 2

12'6 x 9'10 (3.81m x 3.00m)

Rear aspect. Good range of modern fitted wardrobes. Radiator.

Bedroom 3

10'7 x 8'1 (3.23m x 2.46m)

Front aspect. Radiator.

Shower Room

Modern 3 piece shower suite. Heated towel rail.

External

Garden to the front, a driveway to the side and a garden to the rear with patio, 2 timber decking areas plus 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.