

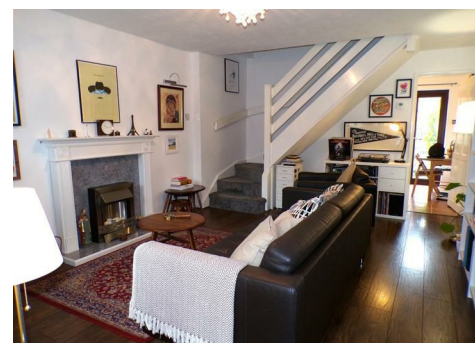


# NPE

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## For Sale

25 Sycamore Grove, Failsworth - EPC: E £220,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
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## Energy Performance Certificate



25, Sycamore Grove, Failsworth, MANCHESTER, M35 9NB

Dwelling type: Mid-terrace house  
 Date of assessment: 02 August 2019  
 Date of certificate: 03 August 2019  
 Reference number: 8951-7928-6580-8592-3906  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 59 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

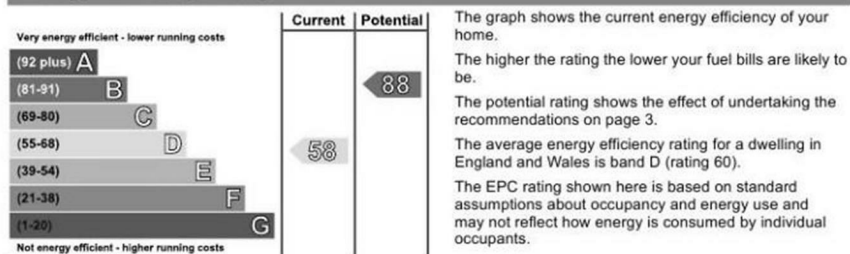
Estimated energy costs of dwelling for 3 years:	£ 2,418
Over 3 years you could save	£ 1,029

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,599 over 3 years	£ 1,029 over 3 years	
Hot Water	£ 657 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,418</b>	<b>£ 1,389</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 Increase loft insulation to 270 mm	£100 - £350	£ 78
2 Party wall insulation	£300 - £600	£ 231
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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)

\*\*\*\*VERY POPULAR WILLOW PARK ESTATE\*\*\*\*MODERN STYLE & INTERIOR\*\*\*\* 2 DOUBLE BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYER OR YOUNG FAMILY\*\*\*\*We are delighted to bring to the market this deceptively spacious and modern style 2 bedroom mid town house, situated in a cul-de-sac on one of Failsworth's premier locations, Willow Park. The property is uPVC double glazed & combi gas centrally heated and would be ideal for a first time buyer, younger family or investor. Accommodation briefly comprises: Entrance porch, spacious lounge, fitted kitchen, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a garden and driveway to the front and rear garden with lawn, patio & timber shed. Viewing highly recommended.

### Entrance Porch

### Lounge

16'6 x 12'4 (5.03m x 3.76m)

Fitted electric fire. Feature fireplace. Open plan stairs off. Radiator.

### Kitchen

8'1 x 12'4 (2.46m x 3.76m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler. Radiator. French doors to rear.

### First Floor Landing

Loft access. Loft boarded for storage.

### Bedroom 1

8'7 x 10'5 ( to wardrobes) (2.62m x 3.18m ( to wardrobes))

Front aspect. Fitted wardrobes. Radiator.

### Bedroom 2

8'3 x 12'4 (2.51m x 3.76m)

Rear aspect. Radiator.

### Bathroom

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

### External

Garden & driveway to the front. Garden to rear with lawn, patio and timber shed.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year fixed lease with a ground rent of approx. £60 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.