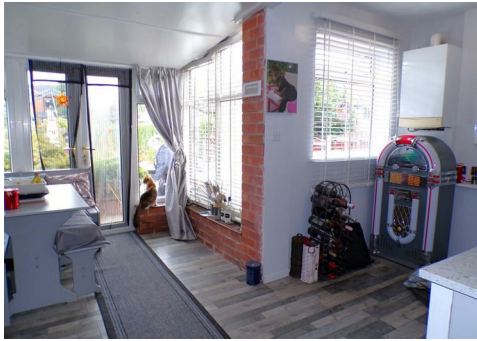




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

115 Kew Road, Failsworth - EPC: C £299,950



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

Energy performance certificate (EPC)

115 Kew Road
Fallowfield
MANCHESTER
M14 6LA

Energy rating
C

Valid until: 20 August 2035

Certificate number: 0300-5993-0222-6529-3853

Property type: Semi-detached house

Total floor area: 81 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 C.

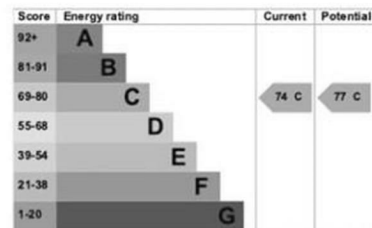
See how to improve this property's energy efficiency.

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

****CHAIN FREE****VERY POPULAR LOCATION****LARGE REAR GARDEN WITH SUMMER HOUSE****
EXTENDED TO REAR****IDEAL FOR FAMILY****VIEWING RECOMMENDED**** We offer for sale this deceptively spacious, modern & extended 3 bedroom semi detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed, combi gas centrally heated, has bought solar panels and briefly comprises: Entrance hallway, spacious lounge, fitted dining kitchen with open plan dining room, downstairs WC, 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a double block paved driveway to the front and a large garden to the rear with lawn, patio, fishpond and detached timber summerhouse with power and lighting.

Entrance Hallway

Stairs off. Modern vertical radiator.

Lounge

15'1 x 11'8 (4.60m x 3.56m)

Living flame gas fire. Feature fireplace. Bay window. radiator. Double doors to kitchen.

Kitchen

12'9 x 12'5 (3.89m x 3.78m)

Fitted wall & base units. Single sink, rinser & drainer. Ceramic floor tiled. Under stairs storage with downstairs WC & washbasin. Open plan with dining room.

Dining Room

12'2 x 14'1 (3.71m x 4.29m)

L- Shaped. Radiator. Combi gas central heating boiler. French doors to rear.

First Floor Landing

Spindled balustrade. Loft access. Loft boarded for storage.

Bedroom 1

11'9 x 8'11 (3.58m x 2.72m)

Front aspect. Bay window. Built in wardrobe. Radiator.

Bedroom 2

11'9 x 7'4 (3.58m x 2.24m)

Rear aspect. Radiator.

Bedroom 3

7'9 x 6'10 (2.36m x 2.08m)

Rear aspect. Radiator.

Bathroom

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

External

Double block paved driveway to the front and a large garden to the rear with lawn, patio, fishpond and detached timber summerhouse with power and lighting.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.