



NPE

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For Sale

88 Roman Road, Failsworth - EPC: D £299,950



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Energy performance certificate (EPC)

88 Roman Road Falsworth MANCHESTER M35 9LE	Energy rating	Valid until:	26 August 2035
	D	Certificate number:	5400-3035-0622-4529-3853

Property type Detached house

Total floor area 85 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		70 C
55-68	D	62 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****POPULAR & CONVENIENT LOCATION****SPACIOUS****EXTENSION TO REAR**** 2 RECEPTION ROOMS****GOOD SIZED PLOT****LOTS OF POTENTIAL**** We offer for sale this spacious & extended 3 bedroom detached property, situated in a popular & convenient location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, dining room, fitted kitchen, sun room, 3 bedrooms and a 3 piece white bathroom. Externally, the property has the benefit of a garden and driveway to the front, and a good sized garden to the rear with lawn & elevated patio.

Large Entrance Hallway

Stairs off.

Dining Room

15'5 x 11'2 (4.70m x 3.40m)

Bay window. Fitted gas fire. Feature fireplace. Radiator.

Lounge

10'9 x 12'4 (3.28m x 3.76m)

Fitted gas fire. Radiator.

Kitchen

14'7 x 5'9 (4.45m x 1.75m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Radiator. Combi gas central heating boiler.

Sun Room

4'4 x 8'9 (1.32m x 2.67m)

Leads to rear patio.

First Floor Landing

Bedroom 1

15'5 x 10'2 (4.70m x 3.10m)

Front aspect. Bay window. Radiator.

Bedroom 2

12'8 x 10'1 (3.86m x 3.07m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

8'4 x 6'6 (2.54m x 1.98m)

Front aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Ceramic wall tiled. Radiator.

External

Garden and driveway to the front, and a good sized garden to the rear with lawn & elevated patio.

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.