



# NPE

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## For Sale

3 Kew Road, Failsworth - EPC: D £340,000



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## Energy performance certificate (EPC)

|                                                  |                           |                                              |
|--------------------------------------------------|---------------------------|----------------------------------------------|
| 3 Kew Road<br>Falsworth<br>MANCHESTER<br>M35 9LB | Energy rating<br><b>D</b> | Valid until: 23 October 2035                 |
|                                                  |                           | Certificate number: 6335-3920-5509-0544-5222 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 122 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             | 63 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

\*\*\*\*LUXURY MODERNISED THROUGHOUT\*\*\*\*DOUBLE EXTENSION TO REAR\*\*\*\*LARGE ATTIC ROOM\*\*\*\*VERY POPULAR LOCATION\*\*\*\*IDEAL FOR FAMILY\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* we offer for sale this largely extended and luxury modernised 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 and briefly comprises: Entrance hallway, spacious lounge, luxury modern dining kitchen/family room, 3 bedrooms, a luxury bathroom/wet room and large attic room. Externally the property has the benefit of a double patterned concrete driveway to the front and a garden to the rear with lawn and porcelain tiled patio.

### Entrance Hallway

Stairs off.

### Lounge

16'0 x 13'10 (4.88m x 4.22m)

Bay window. Radiator.

### Extended Dining Kitchen/Family Room

20'9 x 15'4 (6.32m x 4.67m)

Luxury modern fitted wall & base units with large central island. Hi spec integrated Neff appliances. Single sink unit. Plumbed for washer. Bi folding doors to the rear.

### First Floor Landing

Spindled balustrade.

### Bedroom 1

16'7 x 12'8 (5.05m x 3.86m)

Rear aspect. 2 modern vertical radiators. Vaulted ceiling with Velux window. Bi folding doors to a Juliette balcony.

### Bedroom 2

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

Front aspect. Radiator. fixed stairs off leading to attic room.

### Bedroom 3

8'11 x 5'10 (2.72m x 1.78m)

Front aspect. Fitted wardrobes. Radiator.

### Bathroom/Wet Room

Luxury 4 piece suite including walk in shower. Ceramic wall & floor tiled. Heated towel rail. Fitted Blue Tooth speaker.

### Attic Room

10'10 x 11'9 (3.30m x 3.58m)

Velux window. Fixed stairs off bedroom 2.

### External

Double patterned concrete driveway to the front and a garden to the rear with lawn and porcelain tiled patio.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 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.

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