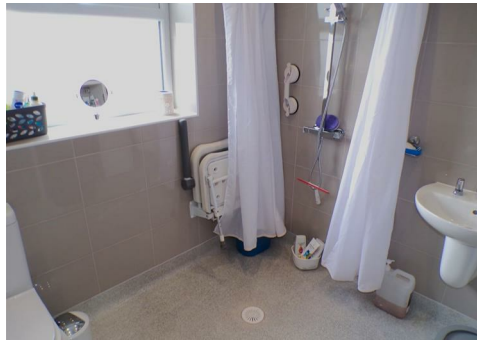




NPE

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For Sale

28 Willows Drive, Failsworth - EPC: D £314,950



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

Energy performance certificate (EPC)

28, Willows Drive Fallowfield MANCHESTER M14 6PZ	Energy rating D	Valid until:	10 March 2026
		Certificate number:	0043-2839-7273-9296-5305

Property type	Semi-detached bungalow
Total floor area	60 square metres

Rules on letting this property

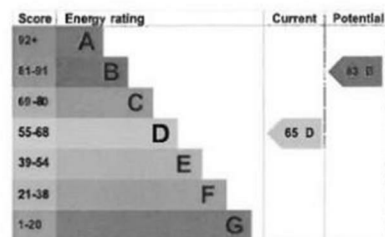
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B.

[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

****MODERNISED THROUGHOUT****EXTENDED TO REAR****CORNER PLOT****VERY POPULAR LOCATION****IDEAL FOR OLDER COUPLE OR YOUNGER FAMILY**** We offer for sale this fully modernised and extended 2 bedroom semi detached bungalow, situated in a very popular location, ideal for an older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, 2 good sized bedrooms, a modern 3 piece wet room, spacious lounge, modern fitted kitchen and a conservatory/sun room. Externally the property has the benefit of a garden to the front, driveway to the side and a garden to the side and rear with block paved patio and shed.

Entrance Hallway

Loft access with drop down ladder. Loft mostly boarded for storage. Radiator.

Bedroom 1

12'4 x 9'7 (3.76m x 2.92m)

Front aspect. Radiator.

Bedroom 2

12'4 x 8'10 (3.76m x 2.69m)

Rear aspect. Radiator.

Wet Room

Modern 3 piece shower suite. Ceramic wall tiled. Heated towel rail.

Lounge

13'0 x 14'1 (3.96m x 4.29m)

Living flame gas fire. Feature fireplace. 2 radiators.

Kitchen

16'4 x 8'4 (4.98m x 2.54m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Plumbed for washer. Modern vertical radiator. Combi gas central heating boiler.

uPVC Conservatory/Sun Room

9'6 x 13'2 (2.90m x 4.01m)

Radiator.

External

Garden to the front, driveway to the side and a garden to the side and rear with block paved patio and 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.

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