



# NPE

Estate Agents Lettings  
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## For Sale

14 Lulworth Crescent, Failsworth - EPC: C £249,950



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## Energy performance certificate (EPC)

|                                                               |                           |                                              |
|---------------------------------------------------------------|---------------------------|----------------------------------------------|
| 14, Lulworth Crescent<br>Fallowfield<br>MANCHESTER<br>M13 9HR | Energy rating<br><b>C</b> | Valid until: 21 September 2026               |
|                                                               |                           | Certificate number: 8686-7823-4440-0526-4902 |

Property type Semi-detached bungalow

Total floor area 71 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 C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | 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

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*LARGELY EXTENDED TO THE REAR\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*IDEAL FOR OLDER COUPLE OR YOUNG FAMILY\*\*\*\* We offer for sale this largely extended 2 bedroom semi detached bungalow, situated in a very popular location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious through lounge/dining room, fitted kitchen, inner hallway, 3 piece shower room, 2 bedrooms and a walk in wardrobe/office room. Externally the property has the benefit of gardens to the front & rear, driveway to the side and a detached garage at the rear.

### Entrance Hallway

Storage cupboard. Combi gas central heating boiler.

### Through Lounge/Dining Room

26'4 x 12'3 (8.03m x 3.73m)

Feature fireplace. Bay window. 3 radiators.

### Kitchen

16'6 x 8'0 (5.03m x 2.44m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer.

### Inner Hallway

### Shower Room

3 piece shower suite. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

### Walk In Wardrobe/Office

3'6 x 11'0 (1.07m x 3.35m)

### Bedroom 1

9'9 x 9'0 (2.97m x 2.74m)

Rear aspect. Radiator.

### Bedroom 2

6'6 x 6'4 (1.98m x 1.93m)

Rear aspect. Radiator.

### External

gardens to the front & rear. Driveway to side and detached garage to the rear.

### 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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