



# NPE

Estate Agents Lettings  
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## For Sale

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



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## Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 102 Roman Road<br>Fallowfield<br>MANCHESTER<br>M14 6LE | Energy rating<br><b>D</b> | Valid until: 18 September 2035               |
|  |                           | Certificate number: 0535-1821-2500-0301-4292 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 111 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             |         | 76 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

\*\*\*\*MODERNISED THROUGHOUT\*\*\*\*LARGER THAN AVERAGE\*\*\*\*EXTENDED & CONSERVATORY\*\*\*\*LARGE REAR GARDEN\*\*\*\* 2 BATHS\*\*\*\*VIEWING RECOMMENDED\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this deceptively spacious, fully modernised and extended 4 bedroom semi 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: Porch, entrance hallway, lounge, modern fitted dining kitchen, conservatory, nursery room, downstairs bedroom with ensuite shower room, and 3 further bedrooms and a 3 piece bathroom to the first floor. Externally the property has the benefit of parking for 2 cars to the front and a large rear garden with lawn & elevated decking area. Viewing highly recommended.

#### Porch

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

13'8 x 12'3 (4.17m x 3.73m)

Living flame gas fire. Feature fireplace. Bay window. Radiator.

#### Dining Kitchen

12'6 x 12'3 (3.81m x 3.73m)

Modern fitted wall & base units. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Radiator. Integrated dishwasher. Opening to conservatory.

#### Conservatory

10'4 x 10'1 (3.15m x 3.07m)

Radiator. French doors to rear.

#### Nursery

8'5 x 6'2 (2.57m x 1.88m)

Radiator. Under stairs storage.

#### Bedroom 4

14'8 x 7'11 (4.47m x 2.41m)

Ground floor side aspect. Fitted wardrobes. Radiator. French doors to the rear.

#### En Suite

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

#### First Floor Landing

Spindled balustrade. Loft access.

#### Bedroom 1

11'4 x 12'5 (3.45m x 3.78m)

Front aspect. Fitted wardrobes. Radiator.

#### Bedroom 2

12'5 x 10'0 (3.78m x 3.05m)

Rear aspect. Fitted wardrobes. Radiator.

#### Bedroom 3

7'10 x 7'4 (2.39m x 2.24m)

Front aspect. Fitted wardrobes. Radiator.

#### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

#### External

Parking for 2 cars to the front and a large rear garden with lawn & elevated decking area.

#### 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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