



NPE

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For Sale

23 Somerset Road, Failsworth - EPC: C £375,000



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Energy performance certificate (EPC)

23 Somerset Road Falsworth MANCHESTER M35 0NU	Energy rating C	Valid until: 15 October 2035
		Certificate number: 8435-1620-5509-0976-5292

Property type Semi-detached house

Total floor area 106 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

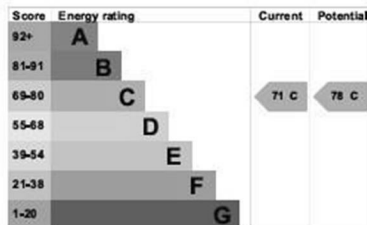
[See how to improve this property's energy efficiency.](#)

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



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****LUXURY INTERIOR****LARGELY EXTENDED TO SIDE & REAR****LARGE GARDEN TO REAR**** OVERLOOKS FIELDS TO REAR WITH GATED ACCESS****3 DOUBLE BEDROOMS****IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** We are delighted to offer for sale this largely extended and luxury modernised 3 bedroom semi detached property, situated in a highly sought after location, in a great school catchment area, ideal for the family. The property is uPVC double glazed (fitted approx. Feb' 2024), combi gas centrally heated, has hardwired Wifi ceiling speakers and CCTV and intruder security system and had a new roof approx. Feb 2025. Accommodation briefly comprises: Entrance hallway, lounge, modern fitted dining kitchen/family room, utility room, 3 double bedrooms, a modern family bathroom and modern en suite shower room. Externally, the property has the benefit of a block paved driveway to the front for 3 cars, an attached storage garage to the side(part converted into the utility room) and a large garden to the rear with lawns & patio. Overlooks fields to the rear with gated access.

Entrance Hallway

Stairs off. Radiator.

Lounge

12'0 x 14'2 (3.66m x 4.32m)

Modern electric fire. 2 radiators. Open through to dining kitchen.

Extended Dining Kitchen/Family Room

13'9 x 17'6 (4.19m x 5.33m)

Modern fitted wall & base units with granite worktops and splashbacks. Single sink & drainer. Integrated oven, hob & extractor, washer & dryer. Under stairs storage. Bi folding doors to the rear. Access to utility room.

Utility Room

15'7 x 6'10 (4.75m x 2.08m)

Combi gas central heating boiler.

First Floor Landing

Loft access with drop down ladder.

Bedroom 1

12'0 x 15'4 (3.66m x 4.67m)

Rear aspect. Fitted wardrobes. Radiator.

En Suite

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

Bedroom 2

11'2 x 10'1 (3.40m x 3.07m)

Front aspect. Radiator.

Bedroom 3

8'3 x 10'1 (2.51m x 3.07m)

Rear aspect. Radiator.

Bathroom

Modern 3 piece white suite with waterfall shower to bath. Ceramic wall & floor tiled. Heated towel rail.

External

Block paved driveway to the front for 3 cars. Attached storage garage to the side (part converted into utility room). Large garden to the rear with lawn & patio. Overlooks fields to the rear with gated access.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £3 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.