









# NPE

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# **For Sale**

12 Gail Close, Failsworth - EPC: D £245,000







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English | Cymraeg

# Energy performance certificate (EPC)

12 Gall Close Fallworth MAYCHESTER M35 0 TG	Energy rating	Valid until:	17 February 2035
		Certificate number:	9435-1922-8400-0388-6296
Property type	Semi-detached house		
Total floor area	72 square metres		

### Rules on letting this property

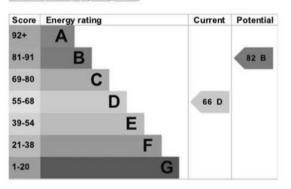
Properties can be let if they have an energy rating from A to E.

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 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 beter 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

# Breakdown of property's energy performance

Visit our web site www.npestates.co.uk or email you enquirers to sales@npestates.co.uk

\*\*\*\*\*VERY POPULAR CUL DE SAC LOCATION\*\*\*\*\*SPACIOUS AND FULLY MODERNISED\*\*\*\*EXTENDED TO REAR\*\*\*\*LARGE CORNER PLOT\*\*\*\* 2 DOUBLE BEDROOMS\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* We are pleased to offer for sale this deceptively spacious, extended and fully modernised 2 bedroom semi detached property, situated in a very popular cul de sac location, ideal for the first time buyer or family alike. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: uPVC conservatory, entrance hallway, downstairs WC, spacious lounge, dining room, modern fitted kitchen, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a driveway to the front and side and a good sized corner plot landscaped garden to the side and rear with lawn, patio, well stocked flower beds and a timber summer house.

#### **Entrance Into Conservatory**

#### uPVC Conservatory

11'3 x 11'7 (3.43m x 3.53m)

#### **Entrance Hallway**

Stairs off, Radiator.

#### **Downstairs WC**

Wash basin.

#### Lounge

13'4 x 14'10 (4.06m x 4.52m)

Modern electric fire. Bay window. Radiator.

#### Dining Room

8'9 x 11'9 (2.67m x 3.58m)

Radiator. Under stairs storage.

#### Kitchen

12'0 x 7'9 (3.66m x 2.36m)

Modern fitted wall & base units. Stainless steel sink & drainer. Integrated fridge & freezer. Part ceramic wall tiled. Plumbed for washer.

#### First Floor Landing

Loft access.

#### **Bedroom 1**

11'5 x 14'11 (3.48m x 4.55m)

Front aspect. Radiator.

#### Bedroom 2

8'6 x 8'0 (2.59m x 2.44m)

Rear aspect. Fitted wardrobes. Radiator.

#### **Bathroom**

Modern 3 piece white suite with electric shower to bath. Ceramic wall tiled. Radiator.

#### Externa

Driveway to the front and side and a good sized corner plot landscaped garden to the side and rear with lawn, patio, well stocked flower beds and a timber summer house.

#### **Tenure & Council Tax**

We have been advised that this property is Freehold. 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.