



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

68 Hampton Road, Failsworth - EPC: D £260,000



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

Energy performance certificate (EPC)

66 Hampton Road
Fallowfield
MANCHESTER
M14 6JA

Energy rating
D

Valid until: 15 October 2035

Certificate number: 9235-1620-2509-0856-5292

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>).

Energy rating and score

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

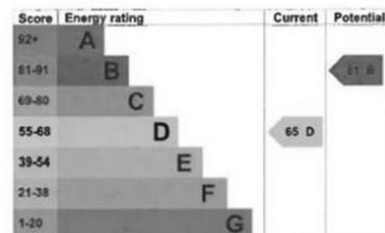
[See how to improve this property's energy efficiency.](#)

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



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

****VERY POPULAR CUL DE SAC LOCATION****SPACIOUS & EXTENDED TRUE BUNGALOW****LOTS OF POTENTIAL ****READY TO MOVE INTO****GOOD SIZED PLOT****IDEAL FOR OLDER COUPLE OR YOUNG FAMILY**** We offer for sale this well maintained and extended, 2 bedroom semi detached, double fronted true 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, 2 good sized bedrooms, a 3 piece white bathroom, spacious lounge and extended dining kitchen with separate dining and kitchen areas. Externally the property has the benefit of a garden to the front, a driveway to the side and a good sized garden to the rear with lawn, patio & timber shed.

Entrance Hallway

Radiator.

Bedroom 1

11'3 x 10'0 (3.43m x 3.05m)

Rear aspect. Radiator.

Bedroom 2

8'10 x 9'10 (2.69m x 3.00m)

Front aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

Lounge

14'8 x 12'7 (4.47m x 3.84m)

Fitted electric fire. Feature fireplace. Radiator.

Extended Dining Kitchen

18'9 x 12'8 (5.72m x 3.86m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall & floor tiled. Plumbed for washer. Radiator. Storage cupboard. Combi gas central heating boiler.

External

Garden to the front, a driveway to the side and a good sized garden to the rear with lawn, patio & timber shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £6 per annum. 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.