



# NPE

Estate Agents Lettings  
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## For Sale

17 Spring Valley Way, Failsworth - EPC: B £379,950



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## Energy performance certificate (EPC)

17, Spring Valley Way Fallsworth MANCHESTER M35 0TD	Energy rating <b>B</b>	Valid until: 27 January 2031
		Certificate number: 7359-5139-4140-7048-3226

Property type	Detached house
Total floor area	92 square metres

### Rules on letting this property

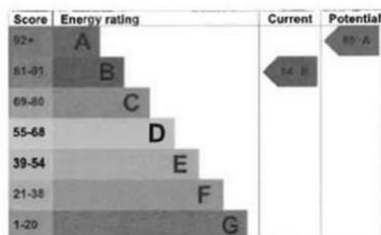
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*MODERN BUILD CIRCA 2019 BY BELLWAY HOMES\*\*\*\*VERY POPULAR LOCATION\*\*\*\*MODERN & SPACIOUS\*\*\*\* 3 GOOD SIZED BEDROOMS, 2 BATHS\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this modern & spacious 3 bedroom detached property, situated in a highly sought after and convenient location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, inner hallway, downstairs WC, modern fitted dining kitchen, utility room, 3 good sized bedrooms, a modern ensuite shower room and a modern 3 piece white bathroom. Externally, the property has the benefit of a garden and driveway to the front, an integral garage and a garden to the rear with artificial lawn & patio. Overlooks Green to front. Viewing highly recommended.

### Entrance Porch

#### Lounge

12'2 x 12'0 (3.71m x 3.66m)

Radiator.

#### Inner Hallway

Stairs off. Under stairs storage. Radiator.

#### Downstairs WC

Wash basin. Radiator.

#### Dining Kitchen

9'0 x 20'11 (2.74m x 6.38m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge & freezer. Ceramic floor tiled. Radiator. French doors to rear.

#### Utility Room

5'8 x 5'3 (1.73m x 1.60m)

Plumbed for washer. Combi gas central heating boiler.

#### First Floor Landing

Spindled balustrade. Loft access. Radiator.

#### Bedroom 1

11'6 x 9'8 (3.51m x 2.95m)

Front aspect. Radiator.

#### En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

#### Bedroom 2

9'4 x 10'4 (2.84m x 3.15m)

Rear aspect. Radiator.

#### Bedroom 3

9'5 x 10'4 (2.87m x 3.15m)

Rear aspect. Radiator.

#### Bathroom

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

#### External

Garden and driveway to the front, an integral garage and a garden to the rear with artificial lawn & patio. Overlooks Green to front.

#### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.