



# NPE

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## For Sale

29 Alder Road, Failsworth - EPC: D £399,950



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## Energy performance certificate (EPC)

28 Alder Road Fallowfield MANCHESTER M13 9QJ	Energy rating <b>D</b>	Valid until: 22 January 2036
		Certificate number: 2123-3058-9209-7146-3204

Property type	Detached house
Total floor area	108 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		72 C
55-68	D	55 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

\*\*\*\*HIGHLY SOUGHT AFTER LOCATION\*\*\*\*LARGELY EXTENDED\*\*\*\*LARGE PLOT\*\*\*\*OVERLOOKS FIELDS TO REAR\*\*\*\* 3 DOUBLE BEDROOMS, COULD EASILY BE MADE INTO A 4 BED\*\*\*\* BALCONY TO REAR OF BED 3\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this deceptively spacious, well maintained and largely extended 3 bedroom detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, sitting room, dining room, fitted kitchen, uPVC conservatory, 3 bedrooms and a modern 3 piece shower room. Externally, the property has the benefit of a garden to the front, a driveway to the side and a large plot with gardens to the side and rear with lawn, patio, PVC decking, pond and timber shed. Overlooks fields to the rear. Viewing highly recommended.

### Porch

### Entrance Hallway

Stairs off.

### Lounge

19'1 x 13'8 (5.82m x 4.17m)

Living flame gas fire. Feature fireplace. 2 radiators. Arch through to sitting room.

### Sitting Room

8'10 x 8'9 (2.69m x 2.67m)

French doors to conservatory.

### Kitchen

8'7 x 15'3 (2.62m x 4.65m)

Fitted wall & base units. Single sink & drainer. Part ceramic wall tiled. Plumbed for washer. Open through to dining room.

### Dining Room

18'8 x 7'3 (5.69m x 2.21m)

### uPVC Conservatory

14'1 x 8'10 (4.29m x 2.69m)

### First Floor Landing

Spindled balustrade. Loft access.

### Bedroom 1

10'6 x 17'0 (max) (3.20m x 5.18m (max))

Front aspect. Originally 2 separate bedrooms knocked into 1. Built in wardrobes. Radiator.

### Bedroom 2

10'6 x 8'11 (3.20m x 2.72m)

Rear aspect. Built in wardrobe. Radiator.

### Bedroom 3

17'8 x 7'3 (5.38m x 2.21m)

Side aspect. Radiator. French doors leading to balcony.

### Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

### External

Garden to the front, a driveway to the side and a large plot with gardens to the side and rear with lawn, patio, PVC decking, pond and timber shed. Overlooks fields to the rear.

### Tenure & Council Tax

We have been advised that this property is Freehold with a chief rent of approx. £8 per annum. The council tax is in Band D with Oldham Council.

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

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