



NPE

Chain Free

For Sale

2 Cambridge Road, Failsworth - EPC: D £209,950

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Energy Performance Certificate



2, Cambridge Road, Failsworth, MANCHESTER, M35 0QR

Dwelling type: Semi-detached bungalow
 Date of assessment: 08 March 2018
 Date of certificate: 09 March 2018
 Reference number: 0257-2868-7172-9708-4631
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 96 m²

Use this document to:

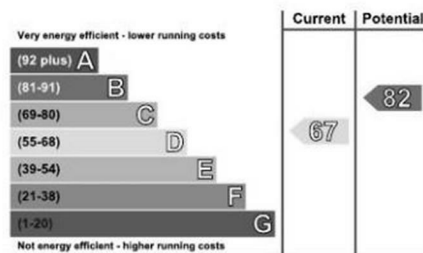
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,559
Over 3 years you could save	£ 417

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 2,052 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
Totals	£ 2,559	£ 2,142	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 168
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 153
3 Solar water heating	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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*****REDUCED*****CHAIN FREE*****VERY POPULAR LOCATION*****MODERN & EXTENDED*****GOOD SIZED GARDEN*****LARGE DETACHED WORKSHOP WHICH COULD EASILY BE MADE INTO A GRANNY FLAT***** We are pleased to offer for sale this deceptively spacious modern & extended 3 bedroom semi detached bungalow, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and the accommodation briefly comprises: Entrance hallway, lounge, dining room, modern fitted kitchen & bathroom, and 3 bedrooms, one which is used as an office. Externally the property has a garden to the front, a long block paved driveway to the side and a good sized garden to the rear. Large brick built detached workshop at the rear with 2 rooms, power and lighting and could easily be converted into a granny flat.

Entrance Hallway

Wood laminate floor.

Office/Bedroom 3

7'10 x 8'0 (2.39m x 2.44m)

Front aspect. Radiator.

Lounge

12'0 x 13'0 (3.66m x 3.96m)

Living flame gas fire. Feature fireplace. Wood laminate floor. Radiator. Opening through to dining room.

Dining Room

12'5 x 9'6 (3.78m x 2.90m)

Wood laminate floor. Radiator. Opening through to kitchen.

Kitchen

9'11 x 8'6 (3.02m x 2.59m)

Modern fitted base units incorporating oven, hob & extractor. Stainless steel sink unit. Ceramic floor tiled. French doors to rear.

Inner Hallway

Wood laminate floor.

Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail. Inset spotlights. Loft access.

Bedroom 1

10'5 x 11'7 (3.18m x 3.53m)

Rear aspect. Fitted wardrobes. Radiator. French doors to rear.

Bedroom 2

8'0 x 7'7 (2.44m x 2.31m)

Rear aspect. Radiator.

External

Garden to the front, long block paved driveway to the side and good sized garden to the rear with lawn, patio and large brick built workshop with 2 rooms, power & lighting (could easily be converted into granny flat).

Workshop Room 1

18'6 x 8'8 (5.64m x 2.64m)

Wood laminate floor. Radiator. Inset spotlights.

Workshop Room 2

14'3 x 8'7 (4.34m x 2.62m)

Wood laminate floor. Inset spotlights. Velux window.

Tenure

To be advised.

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.