



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

7 Hartshead Crescent, Woodhouses - EPC: D £379,950



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

Energy performance certificate (EPC)

7, Hartshead Crescent
Failsworth
MANCHESTER
M35 9UD

Energy rating
D

Valid until: 3 July 2026

Certificate number: 8907-1844-0529-8407-4363

Property type Delached house

Total floor area 102 square metres

Rules on letting this property

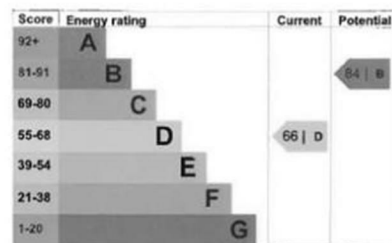
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



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

****VERY POPULAR LOCATION****LARGELY EXTENDED TO REAR****MODERN INTERIOR****IDEAL FOR FAMILY****VIEWING RECOMMENDED**** We offer for sale this largely extended and modernised, 3 bedroom link detached property, situated in a highly sought after location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, large extended dining kitchen/family room, downstairs WC, utility room, 3 bedrooms and a modern 4 piece white bathroom. Externally the property has the benefit of a garden to the front, a driveway and attached garage to the side and a garden to the rear with artificial lawn & patio.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

15'3 x 11'5 (4.65m x 3.48m)

Radiator.

Dining Kitchen/Extended Family Room

19'2 x 25'10 (max) (5.84m x 7.87m (max))

Good range of modern fitted wall & base units with central island and Quartz worktops. Integrated double oven, hob & extractor, fridge & dishwasher. Single sink, rinser & drainer. 3 Velux windows. Bi Folding doors. Radiator.

Downstairs WC

Wash basin.

Utility Room

6'10 x 6'6 (2.08m x 1.98m)

Plumbed for washer.

First Floor Landing

Loft access.

Bedroom 1

15'2 x 9'4 (4.62m x 2.84m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

9'4 x 9'3 (2.84m x 2.82m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

8'11 x 6'11 (2.72m x 2.11m)

Front aspect. Fitted wardrobes. Radiator.

Bathroom

Modern 4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Heated towel rail.

External

Garden to the front, a driveway and attached garage to the side and a garden to the rear with artificial lawn & patio.

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.

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