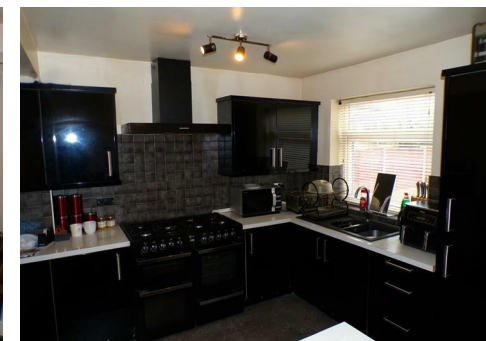


# NPE

Estate Agents Lettings  
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## For Sale

50 Norfolk Crescent, Failsworth - EPC: £310,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

50 Norfolk Crescent  
Fallsworth  
MANCHESTER  
M15 0NS

Energy rating  
**C**

Valid until: 28 January 2036

Certificate number: 1536-1529-2500-6428-8222

Property type: Semi-detached house

Total floor area: 104 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 C. It has the potential to be B.

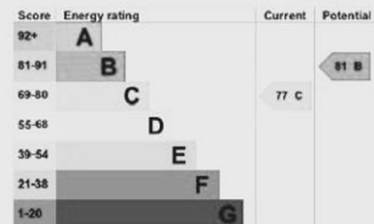
[See how to improve this property's energy efficiency.](#)

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

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*3 GOOD SIZED BEDROOMS\*\*\*\*DOUBLE EXTENSION TO THE REAR\*\*\*\*IDEAL FOR FAMILIES\*\*\*\*OVERLOOKS FIELDS TO THE REAR\*\*\*\*GOOD SCHOOL CATCHMENT AREA\*\*\*\* We offer for sale this deceptively spacious and extended 3 bedroom semi detached property situated in a popular and convenient location perfect for the family. This property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining kitchen, 4 piece white suite bathroom and 3 good sized bedrooms. Externally the property benefits from a double driveway to the front with a garden to the rear and detached garage.

### Entrance Hallway

Stairs off. Radiator.

### Lounge

22'8" x 14'9" (6.91m x 4.52m)

Fitted electric fire. 2 radiators. Double doors to dining kitchen.

### Dining Kitchen

11'10" x 17'3" (3.61m x 5.28m)

Modern fitted wall and base units incorporating single sink, rinser & drainer. Ceramic floor tiled Part wall tiled. French doors to rear. Radiator.

### Utility Room

5'10" x 7'6" (1.80m x 2.29m)

Ceramic floor tiled. Plumbed for washer.

### 1st Floor Landing

### Bedroom 3

10'7" x 10'2" (3.25m x 3.10m)

Front aspect. Radiator.

### Bathroom

Modern 4 piece white suite including walk in shower cubicle. Ceramic wall and floor tiled. Heated towel rail.

### Bedroom 1

19'3" x 9'4" (5.89m x 2.87m)

Rear aspect. Radiator.

### Bedroom 2

17'10" x 7'8" (5.46m x 2.36m)

Rear aspect. Radiator.

### External

Double driveway to front and private garden to the rear. Patio with detached garage. Overlooks fields to the rear.

### Tenure & Council Tax

We have been advised this property is Leasehold with a ground rent of approximately £12pcm. The council tax is in Band B 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.