



NPE

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For Sale

57 Landsberg Road, Failsworth - EPC: D £259,950



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Energy performance certificate (EPC)

57 Landsberg Road Failsworth MANCHESTER M35 9LR	Energy rating D	Valid until: 8 September 2036 Certificate number: 0612-3066-1201-4166-2200
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Property type	Semi-detached house
Total floor area	84 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 D. It has the potential to be C.

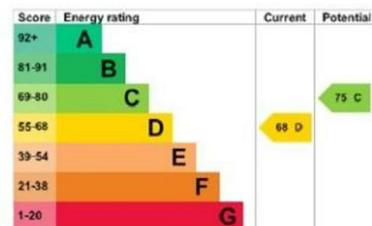
[See how to improve this property's energy efficiency](#)

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



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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****POPULAR CUL-DE-SAC LOCATION****EXTENDED TO THE REAR****LOTS OF POTENTIAL****DETACHED GARAGE****BLOCK PAVED DRIVEWAY****3 BEDROOMS****VIEWING RECOMMENDED****We offer for sale this spacious and extended 3 bedroom semi detached house located in the sought after cul-de-sac location of Landsberg Road, Failsworth. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Lounge, kitchen diner, uPVC conservatory, 3 bedrooms and a family bathroom. Externally, the property benefits from a private garden to the rear complete with a detached garage. The property also boasts a block paved driveway to the front and side. Viewing is highly recommended to appreciate the potential the property offers.

Lounge

14'6" x 14'9" (4.42m x 4.50m)
Stairs off. Gas fire. Radiator.

Kitchen Diner

10'6" x 14'8" (3.20m x 4.47m)
Fitted wall and base units. Stainless steel sink rinser & drainer. Under stairs storage. Radiator. Part wall tiled.

uPVC Conservatory

12'4" x 13'2" (3.76m x 4.01m)
Ceramic floor tiled. Radiator. French door to the rear.

1st Floor Landing

Loft access.

Bedroom 1

14'9" x 7'1" (to wardrobes) (4.50m x 2.16m (to wardrobes))
Front aspect. Radiator.

Bedroom 2

10'5" x 8'5" (3.18m x 2.57m)
Rear aspect. Radiator.

Bedroom 3

6'1" x 9'9" (1.85m x 2.97m)
Front aspect. Radiator. Combi gas central heating boiler.

Bathroom

6'0" x 6'2" (1.83m x 1.88m)
3 piece shower suite. Heated towel rail. Ceramic wall tiled. Ceramic floor tiled.

External

The property benefits from a block paved driveway to the front and extending down the side of the house. To the rear, there is a sizeable private garden complete with detached garage.

Tenure & Council Tax

We have been advised that the property is a Freehold. The Council Tax is in Band C 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.