



NPE

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For Sale

4 Rings Close, Failsworth - EPC: C £335,000



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Energy performance certificate (EPC)

4 Rings Close Fallowfield MANCHESTER M33 0SQ	Energy rating C	Valid until 3 July 2033
		Certificate number 6400-2664-9030-2407-6041

Property type	Detached house
Total floor area	89 square metres

Rules on letting this property

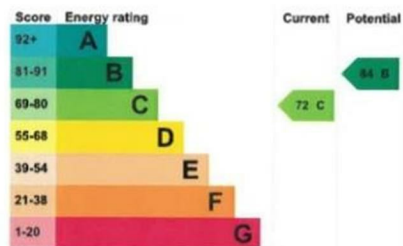
Properties can be let if they have an energy rating from A to E.

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

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or email you enquirers to sales@npestates.co.uk

****POPULAR CUL-DE-SAC LOCATION****MODERNISED THROUGHOUT****IDEAL FOR FAMILIES****ATTIC CONVERSION TO 4TH BEDROOM****SPACIOUS INTERIOR****MODERN BATHROOM & KITCHEN****VIEWING HIGHLY RECOMMENDED****DOUBLE DRIVEWAY****We offer for sale this spacious and modern 4 bedroom detached property in the popular cul-de-sac location of Rings Close. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining kitchen, 3 good sized bedrooms, attic conversion to 4th bedroom and modern 4 piece white suite bathroom. Externally, the property benefits from a well maintained garden to the rear with detached bar and off road parking in the form of private driveway to the front and shared driveway to the side. Viewing is highly recommended.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

16'7x10'4 (5.05mx3.15m)

Living flame gas fire. Feature fireplace. Bay window. Radiator. Opening to dining kitchen.

Dining Kitchen

8'6x16'8 (2.59mx5.08m)

Modern fitted wall and base units incorporating oven, hob & extractor. Single sink & drainer. Integrated fridge & freezer. Plumbed for washer. Part ceramic tiled. Radiator. Combi gas central heating boiler. French doors to rear.

1st Floor Landing

Stairs off to bedroom 4. Airing cupboard.

Bedroom 1

10'9x10'2 (3.28mx3.10m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'3x8'10 (3.12mx2.69m)

Rear aspect. Radiator.

Bedroom 3

6'10x6'5 (2.08mx1.96m)

Front aspect. Radiator.

Bathroom

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

Bedroom 4

12'7x10'8 (3.84mx3.25m)

Attic conversion. Storage cupboards. 2 velux windows. Fixed stairs off to 1st floor. Radiator.

External

Double patterned concrete driveway to the front. Shared driveway to the side. Garden to rear with artificial lawn and concrete patio. Detached bar (8'7x21'6) with fixed bar and French doors to front.

Tenure & Council Tax

We have been advised that the property is Leasehold on a 999 year lease term with a ground rent of £10 annually. 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.