



NPE

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For Sale

10 Lulworth Crescent, Failsworth - EPC: D £254,950



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Energy performance certificate (EPC)

10 Lulworth Crescent Fallowfield MANCHESTER M14 6HR	Energy rating D	Valid until: 17 March 2036 Certificate number: 0360-2058-0670-2296-8001
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Property type Semi-detached house

Total floor area 72 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>).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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****VERY POPULAR LOCATION****WELL MAINTAINED THROUGHOUT****ATTIC ROOM WITH FIXED STAIRS****VIEWING RECOMMENDED**** We offer for sale this well maintained 2 bedroom semi detached bungalow, situated in a very popular location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance area, lounge, fitted kitchen, inner hallway, 3 piece white shower room, 2 bedrooms and a spacious attic room. Externally the property has the benefit of a garden to the front, a long driveway to the side and a garden to the rear with flagged patio & timber shed.

Entrance Area

Lounge

14'10 x 12'3 (4.52m x 3.73m)

Feature fireplace. Bay window. Radiator.

Kitchen

12'6 x 8'1 (3.81m x 2.46m)

Fitted wall & base units. Single sink & drainer. Part ceramic wall tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

Inner Hallway

Stairs off leading to attic room. Storage cupboard.

Shower Room

3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

Bedroom 1

12'11 x 10'10 (3.94m x 3.30m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 2

7'10 x 9'7 (2.39m x 2.92m)

Rear aspect. Radiator.

Attic Room

13'6 x 12'11 (4.11m x 3.94m)

2 Velux windows. Radiator. Fixed stairs off inner hallway.

External

Garden to the front, a long driveway to the side and a garden to the rear with flagged patio & timber shed.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.