



NPE

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For Sale

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



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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.

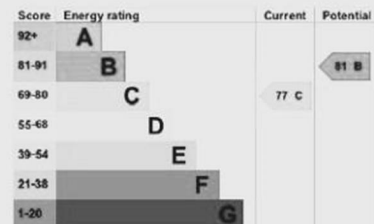
[See how to improve this property's energy efficiency.](#)

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



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****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.

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