



NPE

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For Sale

16 Leicester Road, Failsworth - EPC: D £269,950



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Energy performance certificate (EPC)

16 Leicester Road Fallowfield MANCHESTER M13 9GN	Energy rating D	Valid until: 26 November 2035 Certificate number: 9310-2796-2590-2925-8601
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Property type Semi-detached house

Total floor area 74 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		76 C
55-68	D	68 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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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****VERY POPULAR LOCATION****LOTS OF POTENTIAL****SPACIOUS & WELL MAINTAINED****IDEAL FOR FIRST TIME BUYERS OR FAMILY**** We offer for sale this spacious and well maintained 3 bedroom semi detached property, situated in a very popular location, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, spacious lounge with open plan stairs, fitted dining kitchen, utility room, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a driveway and attached garage to the side and a garden to the rear with lawn & patio.

Entrance Porch

Lounge

14'10 x 16'10 (4.52m x 5.13m)

Living flame gas fire. Feature fireplace. Open plan stairs off. 2 radiators. Opening through to dining kitchen.

Dining Kitchen

8'6 x 16'9 (2.59m x 5.11m)

Fitted wall & base units. Single sink, rinser & drainer. Part ceramic wall tiled. Radiator. Patio doors to rear.

Utility Room

9'0 x 6'4 (2.74m x 1.93m)

Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Bedroom 1

10'5 x 10'3 (3.18m x 3.12m)

Front aspect. Built in wardrobe. Radiator.

Bedroom 2

10'4 x 9'0 (3.15m x 2.74m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 3

7'0 x 6'5 (2.13m x 1.96m)

Front aspect. Radiator.

Bathroom

3 piece white suite. Ceramic wall tiled. Radiator.

External

Garden to the front, a driveway and attached garage to the side and a garden to the rear with lawn & patio.

Tenure & Council Tax

We have been advised that this property is 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.