



# NPE

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## For Sale

27 Stansfield Road, Failsworth - EPC: D £249,950



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## Energy performance certificate (EPC)

27 Stamford Road Fairworth MANCHESTER M35 9FA	Energy rating <b>D</b>	Valid until: 9 February 2035
		Certificate number: 8600-360-8-0222-54-98-3253

Property type	Semi-detached house
Total floor area	106 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/landlords-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		80 C
55-68	D	67 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

### Breakdown of property's energy performance

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*LARGELY EXTENDED TO REAR\*\*\*\*LARGE REAR GARDEN\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*IDEAL FOR FAMILY\*\*\*\*REALISTICALLY PRICED\*\*\*\* We offer for sale this spacious and largely extended 3 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious entrance hallway, lounge, dining room, utility room, downstairs WC, extended dining kitchen, 3 bedrooms and a modern 4 piece white bathroom. Externally the property has the benefit of a garden & driveway to the front and a large rear garden with greenhouse, 2 large sheds, timber decking and pond.

#### Spacious Entrance Hallway

Stairs off. Radiator.

#### Lounge

15'1 x 11'11 (4.60m x 3.63m)

Fitted electric fire. Bay window. Radiator.

#### Dining Room

12'11 x 12'0 (3.94m x 3.66m)

Radiator. Opening through to dining kitchen.

#### Utility Room

8'6 x 5'10 (2.59m x 1.78m)

Plumbed for washer. Built in cupboards. Combi gas central heating boiler. Radiator.

#### Downstairs WC

#### Extended Dining Kitchen

10'10 x 17'9 (3.30m x 5.41m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. 3 Velux windows. Radiator. French doors to rear.

#### First Floor Landing

Spindled balustrade. Loft access with drop down ladder. Loft boarded for storage.

#### Bedroom 1

12'0 x 11'0 (3.66m x 3.35m)

Front aspect. Fitted wardrobes. Radiator.

#### Bedroom 2

12'10 x 9'2 (3.91m x 2.79m)

Rear aspect. Fitted wardrobes. Radiator.

#### Bedroom 3

7'8 x 7'0 (2.34m x 2.13m)

Front aspect. Fitted wardrobes. Radiator.

#### Bathroom

Modern 4 piece white suite including large walk in shower cubicle. Ceramic wall & floor tiled. Heated towel rail.

#### External

Garden & driveway to the front and a large rear garden with greenhouse, 2 large sheds, timber decking and pond.

#### 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.