



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

3 Severn Road, Hollinwood - EPC: D £299,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

3 Severn Road  
OLDHAM  
OL8 3PU

Energy rating  
**D**

Valid until: 12 February 2036

Certificate number: 0310-2477-3520-2096-1905

Property type: Detached bungalow

Total floor area: 77 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 D. It has the potential to be C.

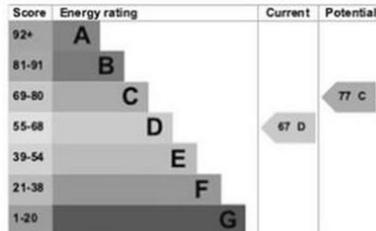
[See how to improve this property's energy efficiency.](#)

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



Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR CUL DE SAC LOCATION\*\*\*\*EXTENDED TO REAR\*\*\*\*GOOD SIZED PLOT\*\*\*\*WELL MAINTAINED\*\*\*\*LOTS OF POTENTIAL\*\*\*\* We offer for sale this spacious & extended 2 bedroom detached true bungalow, situated in a highly sought after location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, 2 bedrooms, a 3 piece white bathroom, fitted kitchen, and dining room with opening through to the lounge. Externally, the property has the benefit of a garden to the front, driveway and attached garage to the side and gardens to the side & rear with lawns & patio areas.

### Entrance Hallway

Loft access. 2 Storage cupboards. Radiator.

### Bedroom 1

11'3 x 13'5 (3.43m x 4.09m)

Rear aspect. Good range of fitted wardrobes. Radiator.

### Bedroom 2

8'11 x 8'7 (2.72m x 2.62m)

Front aspect. Radiator.

### Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Heated towel rail.

### Kitchen

10'11 x 8'9 (3.33m x 2.67m)

Fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

### Dining Room

9'2 x 14'3 (2.79m x 4.34m)

2 Radiators. Opening through to lounge.

### Lounge

15'5 x 13'5 (4.70m x 4.09m)

Radiator.

### External

garden to the front, driveway and attached garage to the side and gardens to the side & rear with lawns & patio areas.

### 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.