



NPE

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For Sale

12 Richmond Road, Failsworth - EPC: D £325,000



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Energy performance certificate (EPC)

12 Richmond Road Failssworth MANCHESTER M35 9JB	Energy rating D	Valid until: 13 August 2036
		Certificate number: 0390-2894-3680-2496-1561

Property type Semi-detached house

Total floor area 87 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.

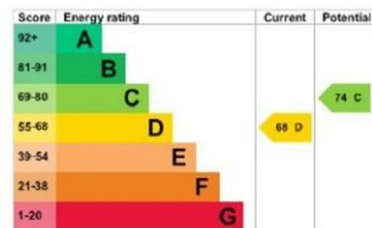
[See how to improve this property's energy efficiency.](#)

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



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****LUXURY INTERIOR****POPULAR LOCATION****DECEPTIVELY SPACIOUS****VALIANT BOILER FITTED DECEMBER 2026 WITH 10 YEAR WARRANTY****3 GOOD SIZED BEDROOMS****DOUBLE EXTENSION TO THE SIDE****SUN ROOM TO REAR****VERY PRIVATE GARDEN TO THE REAR****VIEWING RECOMMENDED****IDEAL FOR FAMILIES****We offer for sale this spacious and extended 3 bedroom semi detached situated in a very popular location of Failsworth. Internally, the property is luxurious throughout and briefly comprises: Entrance hallway, dining room, lounge, sun room, kitchen, 3 good sized bedrooms & a 3 piece white suite bathroom. Additionally, the loft space is fully boarded. Externally, the property benefits from having a block paved driveway and garden to the front & has a very private garden to the rear complete with artificial lawn, block paved patio & brick shed. Early viewing is very highly recommended.

Entrance Hallway

Stairs off. Under stairs storage. Spindled balustrade.

Dining Room

11'5x10'03 (3.48mx3.12m)

Bay window. Radiator. Open plan with lounge.

Lounge

14'0x11'0 (4.27mx3.35m)

Living flame gas fire. Radiator. Double doors to sun room.

Sun Room

9'5x9'2 (2.87mx2.79m)

Radiator.

Kitchen

11'0x10'5 (3.35mx3.18m)

Modern fitted wall and base units complete with quartz worktops. Single sink & drainer. Integrated oven, hob & extractor, fridge & freezer. Radiator.

1st Floor Landing

Spindled balustrade.

Bedroom 1

12'7x10'5 (3.84mx3.18m)

Rear aspect. Fitted wardrobes. Radiator. Loft access.

Bedroom 2

12'10x8'8 (3.91mx2.64m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 3

6'10x10'7 (2.08mx3.23m)

Front aspect. Fitted wardrobes. Radiator.

Bathroom

3 piece white suite with shower to bath. Part wall tiled. Ceramic floor tiled. Radiator.

External

The property benefits from a garden and block paved driveway to the front & has a very private garden to the rear complete with artificial lawn, block paved patio & brick shed.

Tenure & Council Tax

We have been advised that the 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.