



# NPE

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## For Sale

6 Spring Valley Way, Failsworth - EPC: B £399,950



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## Energy performance certificate (EPC)

6, Spring Valley Way Failsworth MANCHESTER M35 0TD	Energy rating <b>B</b>	Valid until:	26 September 2031
		Certificate number:	2538-7051-1381-3429-2214

Property type	Detached house
Total floor area	92 square metres

### Rules on letting this property

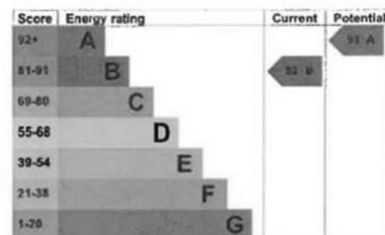
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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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\*\*\*\*MODERN BUILD CIRCA 2021 BY BELLWAY HOMES\*\*\*\*HIGHLY SOUGHT AFTER LOCATION\*\*\*\* IMMACULATE INTERIOR\*\*\*\*LARGE CONVERTED GARAGE\*\*\*\* 3 BATHS, 2 RECEPTIONS, 3 GOOD SIZED BEDROOMS\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* We are delighted to offer for sale this modern & spacious 3 bedroom detached property, situated on a private road on the highly sought after Lancaster Gardens Estate, ideal for the family. The property is uPVC double glazed, combi gas centrally heated, has air conditioning units in the lounge and master bedroom and briefly comprises: Entrance porch, lounge, 2nd sitting room, downstairs WC, modern fitted dining kitchen, utility room, 3 good sized bedrooms, a modern en suite shower room and modern 3 piece family bathroom. Externally, the property has the benefit of a double driveway to the front with electric vehicle charger and a garden to the rear with artificial lawn & block paved patio. Not overlooked to the front or rear.

### Entrance Porch

Radiator.

### Lounge

11'10 x 11'10 (3.61m x 3.61m)

Radiator. Air conditioning unit.

### 2nd Sitting Room

16'1 x 8'2 (4.90m x 2.49m)

Converted garage. Radiator.

### Inner Hallway

Stairs off. Storage cupboard. Radiator.

### Downstairs WC

Wash basin. Radiator.

### Dining Kitchen

9'11 x 20'11 (3.02m x 6.38m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer & dishwasher. Stainless steel sink, rinser & drainer. French doors to rear. Radiator.

### Utility Room

5'9 x 5'3 (1.75m x 1.60m)

Plumbed for washer. Combi gas central heating boiler. Radiator.

### First Floor Landing

Spindled balustrade. Loft access. Loft boarded with drop down ladder. Radiator.

### Bedroom 1

13'8 x 9'8 (4.17m x 2.95m)

Front aspect. Air conditioning unit. Radiator.

### En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

### Bedroom 2

9'6 x 10'4 (2.90m x 3.15m)

Rear aspect. Radiator.

### Bedroom 3

9'6 x 10'4 (2.90m x 3.15m)

Rear aspect. Radiator.

### Bathroom

Modern 3 piece white suite with shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Heated towel rail.

### External

Double driveway to the front with electric vehicle charger and a garden to the rear with artificial lawn & block paved patio. Not overlooked to the front or rear.

### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.