



NPE

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For Sale

18 Woodford Road, Failsworth - EPC: D £259,950



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Energy performance certificate (EPC)

18 Woodford Road Failsworth MANCHESTER M35 9JU	Energy rating D	Valid until: 25 June 2036 Certificate number: 0380-2836-1660-2926-1351
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Property type Semi-detached house

Total floor area 80 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.

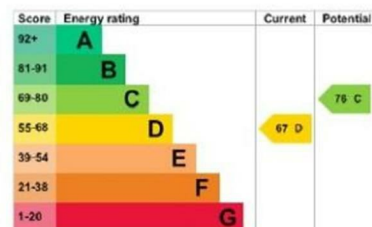
[See how to improve this property's energy efficiency.](#)

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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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****1930's BAY FRONTED SEMI****IDEAL FOR FAMILIES****GOOD SIZED GARDEN TO REAR****WELL MAINTAINED THROUGHOUT****CCTV & ALARM SYSTEM****We offer for sale this spacious and well maintained 1930's 3 bed semi detached property located in the heart of Failsworth. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance hallway, through lounge, extended kitchen, 3 good sized bedrooms, 2 piece white shower suite and a separate WC. Externally, the property benefits from being garden fronted and has a good sized private rear garden with lawn and patios.

Entrance Hallway

Stairs off. Radiator.

Through Lounge/Dining Room

23'2x11'9 (7.06mx3.58m)

Bay window. 2 radiators. French doors to rear.

Extended Kitchen

17'5x6'11 (5.31mx2.11m)

Modern fitted wall and base units incorporating oven, hob and extractor. Plumbed for washer. Stainless steel sink and drainer. Modern vertical radiator.

1st Floor Landing

Spindled balustrade.

Bedroom 1

13'4x8'5 to wardrobes (4.06mx2.57m to wardrobes)

Front aspect. Bay window. Fitted wardrobes. Radiator.

Bedroom 2

10'2x8'5 to wardrobes (3.10mx2.57m to wardrobes)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

5'7x7'2 (1.70mx2.18m)

Front aspect. Radiator.

Shower Room

2 piece white shower suite. Ceramic wall tiled. Heated towel rail.

WC

Ceramic wall tiled.

External

Externally the property benefits from being garden fronted and has a private good sized garden to the rear with lawn and patios. Outdoor electrical sockets.

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.