



# NPE

## For Sale

124 Alan Avenue, Failsworth - EPC: D £269,950



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## Energy performance certificate (EPC)

124 Alan Avenue Fallowthorpe MANCHESTER M35 0PU	Energy rating <b>D</b>	Valid until: 18 January 2036
		Certificate number: 0390-2876-2590-2196-1871

Property type	Semi-detached bungalow
Total floor area	61 square metres

### Rules on letting this property

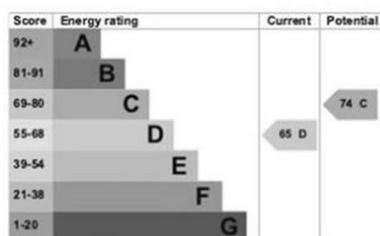
Properties can be let if they have an energy rating from A to E.

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

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*EXTENDED TO THE FRONT\*\*\*\*CONSERVATORY TO REAR\*\*\*\* 2 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR OLDER COUPLE OR YOUNGER FAMILY\*\*\*\* We offer for sale this spacious and well maintained 2 bedroom semi detached true bungalow, situated in a very popular location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, entrance hallway, 2 good sized bedrooms, 3 piece white shower room, lounge, fitted kitchen and uPVC conservatory. Externally, the property has the benefit of a garden to the front, a long driveway to the side leading to a detached garage, and a garden to the rear.

### Entrance Porch

### Entrance Hallway

Radiator. Loft access.

### Bedroom 1

15'8 x 9'7 (4.78m x 2.92m)

Front aspect. Fitted wardrobes. 2 radiators.

### Bedroom 2

12'8 x 9'0 (3.86m x 2.74m)

Front aspect. Radiator.

### Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail. Radiator.

### Lounge

13'8 x 14'1 (4.17m x 4.29m)

Fitted electric fire. Feature fireplace. Radiator.

### Kitchen

10'4 x 8'4 (3.15m x 2.54m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Combi gas central heating boiler.

### uPVC Conservatory

9'4 x 9'3 (2.84m x 2.82m)

### External

Garden to the front, a long driveway to the side leading to a detached garage, and a garden to the rear.

### 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.