



# NPE

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## For Sale

4 Polden Close, Hollinwood - EPC: D £250,000



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## Energy performance certificate (EPC)

4 Polden Close  
OLDHAM  
OL8 3WN

Energy rating  
**D**

Valid until: 14 April 2036

Certificate number: 9046-3061-2204-0606-2204

Property type Semi-detached house

Total floor area 70 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.

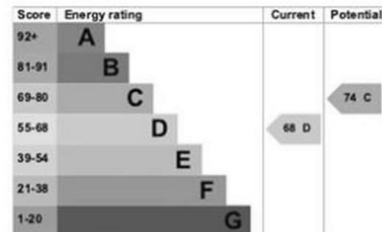
See [how to improve this property's energy efficiency](#).

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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\*\*\*\*MODERN STYLE BUILT BY REDROW\*\*\*\*WELL MAINTAINED\*\*\*\*POPULAR CUL DE SAC LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR\*\*\*\* We offer for sale this modern style, spacious 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, downstairs WC, lounge, fitted dining kitchen, 3 bedrooms and 3 piece bathroom. Externally the property has the benefit of a garden & driveway to the front and a garden to the rear with patio, decking, pond & shed.

### Entrance Hallway

Stairs off. Radiator.

### Downstairs WC

Wash basin. Radiator.

### Lounge

14'3 x 12'1 (4.34m x 3.68m)

Radiator.

### Dining Kitchen

8'7 x 15'4 (2.62m x 4.67m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Gas central heating boiler. Radiator. Patio doors to rear. Under stairs storage.

### First Floor Landing

Spindled balustrade. Loft access.

### Bedroom 1

11'9 x 8'7 (3.58m x 2.62m)

Front aspect. Radiator.

### Bedroom 2

11'2 x 8'8 (3.40m x 2.64m)

Rear aspect. Radiator.

### Bedroom 3

8'11 x 6'5 (2.72m x 1.96m)

Front aspect. Radiator.

### External

Garden & driveway to the front and a garden to the rear with patio, decking, pond & shed.

### Tenure & Council Tax

We have been advised that this 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.