



NPE

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For Sale

18 Glenmore Drive, Failsworth - EPC: D £195,950



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Energy performance certificate (EPC)

18 Glenmore Drive Failsworth MANCHESTER M35 5HP	Energy rating D	Valid until 12 May 2036
		Certificate number 2836-2425-9600-0072-2296

Property type Mid-terrace house
Total floor area 70 square metres

Rules on letting this property

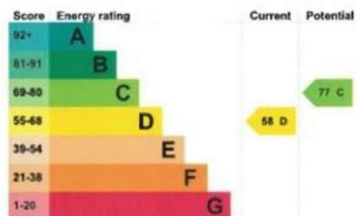
Properties can be let if they have an energy rating from A to E.

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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or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****WELL MAINTAINED****EXTENDED TO REAR****HIGHLY SOUGHT AFTER LOCATION****IDEAL FOR FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES****DECEPTIVELY SPACIOUS****GOOD SIZED GARDEN TO REAR****OFF ROAD PARKING****We offer for sale this well maintained and extended 3 bedroom townhouse situated in the ever popular location of Glenmore Drive. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance porch, hallway, lounge, dining room, kitchen, 3 bedrooms and a 3 piece white suite bathroom. Externally, the property benefits from a driveway to the front and a good sized garden to the rear with a patio, lawn and timber shed. Viewing is highly recommended to appreciate the potential.

Entrance Porch

Hallway

Stairs off.

Lounge

11'10" x 11'9" (3.61m x 3.58m)

Radiator. Gas fire.

Dining Room

14'9" x 7'9" (4.50m x 2.36m)

Radiator. Under stairs storage.

Kitchen Diner

12'9" x 8'11" (3.89m x 2.72m)

Fitted wall and base units incorporating oven, hob, single sink & drainer & integrated fridge freezer. Part ceramic wall tiled. Floor tiled. Combi gas central heating boiler.

1st Floor Landing

Loft access.

Bedroom 1

11'7" x 9'4" (3.53m x 2.84m)

Front aspect. Radiator.

Bedroom 2

7'11" x 9'3" (2.41m x 2.82m)

Rear aspect. Radiator.

Bedroom 3

8'11" x 7'3" (2.72m x 2.21m)

Front aspect. Radiator. Storage cupboard.

Bathroom

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

External

The property benefits from a driveway to the front of the property and has a good sized garden to the rear with a patio, lawn and timber shed.

Tenure & Council Tax

We have been advised that the property is Leasehold on a term of 999 years with 940 years remaining. There is a fixed ground rent of £10 per annum. The Council Tax is in Band A 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.