NPE

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For Sale

21 Richmond Road, Failsworth - EPC: D £239,950

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Energy performance certificate (EPC)

21 Richmond Road Failsworth MANCHESTER M35 9HZ	Energy rating **D**	Valid until:	27 August 2036
		Certificate number:	2186-3065-0208-2036-9200

Property type	Semi-detached bungalow
Total floor area	57 square metres

Rules on letting this property

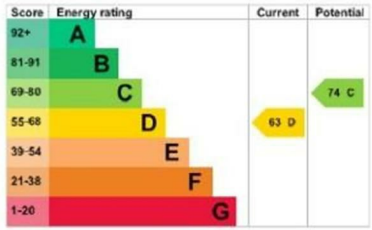
Properties can be let if they have an energy rating from A to E.

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 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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****DECEPTIVELY SPACIOUS****VERY POPULAR LOCATION****TRUE BUNGALOW****LOTS OF POTENTIAL****IDEAL FOR OLDER COUPLE OR FAMILY****LARGE PLOT****2 GOOD SIZED BEDROOMS****WELL MAINTAINED THROUGHOUT****We offer for sale this spacious and well maintained 2 bedroom true bungalow situated in a very popular location within Failsworth. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance hallway, lounge, kitchen, 2 good sized bedrooms & shower room. Externally, the property benefits from gardens to the front side & rear with lawns, patio and timber shed.

Entrance Hallway
Radiator.

Bedroom 2
8'11x9'11 (2.72mx3.02m)
Front aspect. Radiator.

Bedroom 1
13'7x9'10 (4.14mx3.00m)
Rear aspect. Fitted wardrobes. Radiator.

Shower Room
3 piece white shower suite. Part wall tiled. Radiator.

Lounge
14'8x12'10 (4.47mx3.91m)
Fitted electric fire. Radiator.

Kitchen
7'8x10'6 (2.34mx3.20m)
Fitted wall and base units. Stainless steel sink & drainer. Part wall tiled. 2 storage cupboards. Combi gas central heating boiler. Radiator.

External
Externally, the property benefits from gardens to the front side & rear with lawns, patio and timber shed.

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.