



# NPE

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## For Sale

157 Lord Lane, Failsworth - EPC: D £249,950



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## Energy Performance Certificate



157, Lord Lane, Failsworth, MANCHESTER, M35 0QH

**Dwelling type:** Semi-detached house  
**Date of assessment:** 06 June 2019  
**Date of certificate:** 07 June 2019  
**Reference number:** 8209-1966-6429-2507-4613  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 82 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

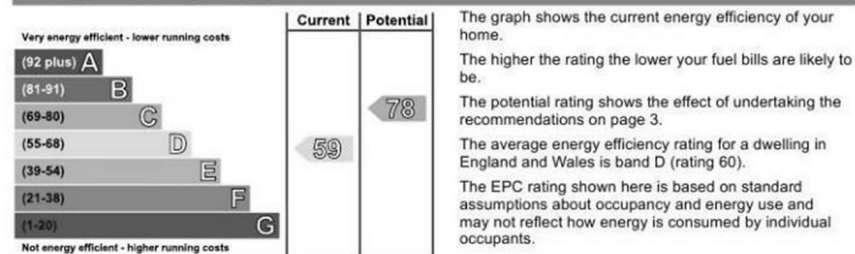
Estimated energy costs of dwelling for 3 years:	£ 2,946
Over 3 years you could save	£ 621

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 2,478 over 3 years	£ 1,944 over 3 years	
Hot Water	£ 291 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,946</b>	<b>£ 2,325</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 327
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 108

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
 or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR & CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious 3 bedroom semi detached property, situated in a very popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, dining kitchen, conservatory, 3 bedrooms and a 3 piece white bathroom. Externally, the property has the benefit of a garden to the front, shared driveway to the side and a garden to the rear.

### Entrance Hallway

Stairs off. Radiator.

### Lounge

16'4 x 10'5 (4.98m x 3.18m)

Bay window. Radiator. Arch through to dining kitchen.

### Dining Kitchen

9'3 x 16'7 (2.82m x 5.05m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

### Conservatory

10'0 x 9'10 (3.05m x 3.00m)

Ceramic floor tiled. Radiator.

### First Floor Landing

Spindled balustrade. Loft access.

### Bedroom 1

10'3 x 10'2 (3.12m x 3.10m)

Front aspect. Built in wardrobes. Radiator.

### Bedroom 2

10'4 x 9'0 (3.15m x 2.74m)

Rear aspect. Built in wardrobe. Radiator.

### Bedroom 3

7'2 x 6'5 (2.18m x 1.96m)

Front aspect. Radiator.

### Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Heated towel rail.

### External

Garden to front, shared driveway to the side and 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.

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