



# NPE

## For Sale

79 Alder Road, Failsworth - EPC: D £265,000

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61 Ashton Road East, Failsworth, Manchester, M35 9PW  
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## Energy performance certificate (EPC)

79 Alder Road Falloworth MANCHESTER M35 0QJ	Energy rating <b>D</b>	Valid until: 21 August 2034
		Certificate number: 0380-2812-1480-2224-2101

Property type	Detached house
Total floor area	96 square metres

### Rules on letting this property

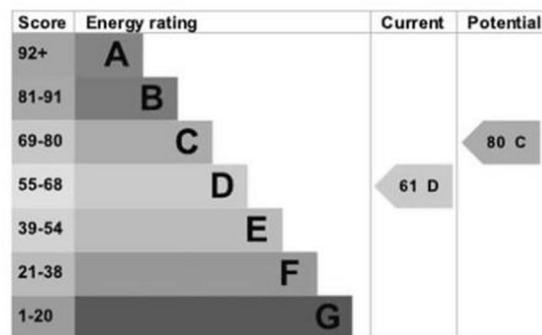
Properties can be let if they have an energy rating from A to E.

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.



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

### Breakdown of property's energy performance

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)

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*LOTS OF POTENTIAL\*\*\*LARGE ATTIC ROOM\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this well maintained and spacious 3 bedroom detached property, situated in a very popular location, ideal for the family. The property is double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, fitted dining kitchen, downstairs WC, 3 bedrooms, a 3 piece white bathroom and a large attic room. Externally the property has the benefit of gardens to the front and rear and a driveway and attached garage to the side. Viewing recommended.

### Porch

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

18'7 x 10'9 (5.66m x 3.28m)

Fitted electric fire. Radiator.

#### Dining Kitchen

8'7 x 17'0 (2.62m x 5.18m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Integrated fridge. Plumbed for washer. Radiator. Patio doors to rear.

#### Downstairs WC

#### First Floor Landing

Stairs off leading to the attic room.

#### Bedroom 1

11'2 x 10'6 (3.40m x 3.20m)

Front aspect. Radiator.

#### Bedroom 2

10'3 x 9'1 (3.12m x 2.77m)

Rear aspect. Radiator.

#### Bedroom 3

7'0 x 6'5 (2.13m x 1.96m)

Front aspect. Radiator.

#### Bathroom

3 piece white suite with electric shower to bath. Ceramic wall & floor tiled. Radiator.

#### Attic Room

15'6 x 11'11 (4.72m x 3.63m)

Radiator. Velux window.

#### External

Gardens to the front and rear and a driveway and attached garage to the side.

#### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band D 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.