



NPE

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For Sale

15 Gail Close, Failsworth - EPC: C £215,000



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Energy performance certificate (EPC)

15 Gail Close Falsworth MANCHESTER M35 0TG	Energy rating C	Valid until: 7 July 2035
		Certificate number: 0360-2794-5530-2405-7201

Property type	Semi-detached house
Total floor area	98 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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****CASH BUYERS ONLY****POPULAR CUL DE SAC LOCATION****DOUBLE EXTENSION TO SIDE**** 2 RECEPTION ROOMS, 2 BATHS****LOTS OF POTENTIAL****IDEAL FOR FAMILY**** We offer for sale this largely extended 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, cloakroom/downstairs WC, spacious lounge, dining room, fitted kitchen, 3 bedrooms, 3 piece shower room and extra office room, dressing room and en suite off the master bedroom. Externally the property has gardens to the front and rear.

Entrance Hallway

Radiator.

Cloakroom/Downstairs WC

Wash basin. Radiator.

Lounge

13'7 x 15'8 (4.14m x 4.78m)

Fitted electric fire. Feature fireplace. Bay window. Radiator.

Inner Hallway

Stairs off.

Dining Room

8'3 x 11'9 (2.51m x 3.58m)

Radiator. French doors to rear. Under stairs storage.

Kitchen

17'11 x 5'9 (5.46m x 1.75m)

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

First Floor Landing

Loft access.

Bedroom 1

11'3 x 8'4 (3.43m x 2.54m)

Front aspect. Built in wardrobes. Radiator. Access to office room.

Office

10'10 x 5'10 (3.30m x 1.78m)

Radiator. Accessed from bed 1. Access to dressing room.

Dressing Room

9'6 x 5'10 (2.90m x 1.78m)

Radiator. Access to En Suite.

En Suite

3 piece suite, Ceramic wall tiled. Radiator.

Bedroom 2

8'6 x 9'6 (2.59m x 2.90m)

Rear aspect. Radiator. Built in wardrobe.

Bedroom 3

8'1 x 6'5 (2.46m x 1.96m)

Front aspect. Radiator.

Shower Room

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

External

Gardens to the front & rear.

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.