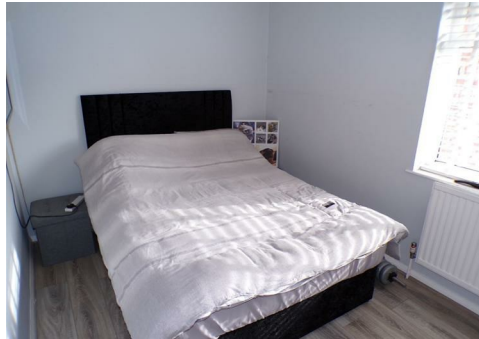




NPE

Estate Agents Lettings
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For Sale

64 Propps Hall Drive, Failsworth - EPC: C £249,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

64 Propps Hall Drive
Failsworth
MANCHESTER
M35 0LW

Energy rating
C

Valid until: 23 April 2036

Certificate number: 2816-2101-1511-1911-5920

Property type: Semi-detached house

Total floor area: 84 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.

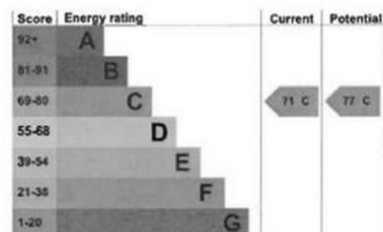
[See how to improve this property's energy efficiency.](#)

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

****POPULAR LOCATION****DECEPTIVELY SPACIOUS FAMILY HOME****GOOD SIZED PLOT**** 2 RECEPTION ROOMS****MODERN INTERIOR**** 3 GOOD SIZED BEDROOMS****VIEWING RECOMMENDED**** We offer for sale this spacious and modern 3 bedroom semi detached property, situated in a popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, modern fitted kitchen, 3 good sized bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a garden and driveway to the front and a good sized garden to the rear.

Entrance Hallway

Stairs off. Radiator.

Lounge

9'10 x 14'3 (3.00m x 4.34m)

Opening through to dining room. Radiator.

Dining Room

10'9 x 7'9 (3.28m x 2.36m)

Radiator.

Kitchen

10'3 x 11'4 (3.12m x 3.45m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge & freezer. Plumbed for washer.

First Floor Landing

Spindled balustrade. Loft access. Built in cupboard.

Bedroom 1

10'2 x 14'6 (3.10m x 4.42m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'10 x 7'10 (3.30m x 2.39m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 3

10'4 x 7'10 (3.15m x 2.39m)

Rear aspect. Built in wardrobe. Radiator.

Shower Room

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

External

Garden and driveway to the front and a good sized garden to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.