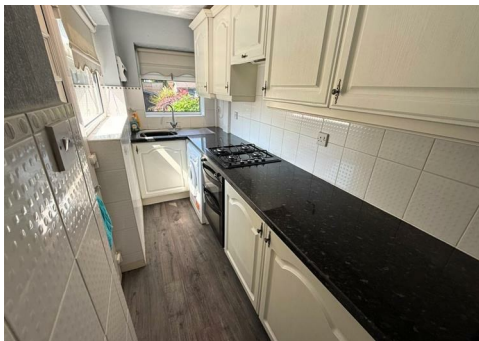




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

12 Hibbert Crescent, Failsworth - EPC: F £179,950



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

Energy performance certificate (EPC)

12 Hibbert Crescent Failsworth MANCHESTER M35 0RQ	Energy rating F	Valid until: 16 July 2036
		Certificate number: 0390-2003-6630-2696-1485

Property type Mid-terrace house

Total floor area 64 square metres

Rules on letting this property

! You may not be able to let this property

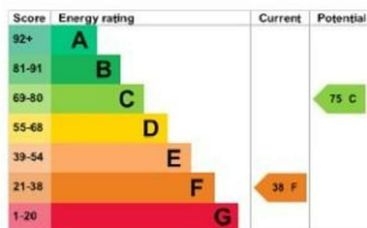
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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

****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, FAMILIES & INVESTORS****2 RECEPTION ROOMS****EXTENDED TO THE REAR****2 CAR DRIVEWAY TO THE FRONT****WELL MAINTAINED THROUGHOUT****GOOD SIZED PRIVATE REAR GARDEN****We offer for sale this well maintained and extended 3 bedroom townhouse situated in the popular area of Failsworth. The property is uPVC double glazed & briefly comprises of: Entrance hallway, lounge, dining room, kitchen, 3 bedrooms & 3 piece white suite family bathroom. Externally, the property benefits from a double block paved driveway to the front and a good sized private garden to the rear.

Entrance Hallway

Electric heater. Stairs off.

Lounge

11'11" x 12'11" (3.63m x 3.94m)

Gas fire. Electric heater.

Dining Room

15'2" x 8'0" (4.62m x 2.44m)

Electric heater. Under stairs storage. Opening to kitchen.

Kitchen

10'3" x 4'0" (3.12m x 1.22m)

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

First Floor Landing

Loft access.

Bedroom 1

10'7" x 8'5" (3.23m x 2.57m)

Front aspect. Electric heater. Fitted wardrobes.

Bedroom 2

8'2" x 8'7" (2.49m x 2.62m)

Rear aspect. Fitted wardrobes.

Bedroom 3

6'8" x 7'9" max (2.03m x 2.36m max)

Front aspect.

Bathroom

5'5" x 6'4" (1.65m x 1.93m)

3 piece white suite with electric shower to bath. Ceramic wall and floor tiled. Heated towel rail. Spotlights.

External

Externally, the property benefits from a double block paved driveway to the front with a good sized garden to the rear with patio, lawn and timber shed.

Tenure & Council Tax

We have been advised that the property is Leasehold on a 999 year lease with an annual ground rent of approx. £10. 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.

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