



NPE

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For Sale

23 Broome Grove, Failsworth - EPC: D £259,950



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

Energy performance certificate (EPC)

23 Broome Grove Falsworth MANCHESTER M35 0RS	Energy rating	Valid until:	7 December 2035
	D	Certificate number:	1035-4222-1509-0985-7202

Property type	Semi-detached house
Total floor area	81 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 D. 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		70 C
55-68	D	63 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

****CHAIN FREE****LARGE CORNER PLOT****LOTS OF POTENTIAL****WELL MAINTAINED**** 3 GOOD SIZED BEDROOMS****ATTIC ROOM****OVERLOOKS CEMETERY TO REAR**** We offer for sale this spacious and well maintained 3 bedroom semi detached property, situated in a popular location, ideal for the first time buyer or family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, fitted kitchen, downstairs WC, side conservatory, 3 good sized bedrooms, a 3 piece white bathroom and an attic room with fixed stairs off bedroom 2. Externally, the property has the benefit of a driveway to the front and a large corner plot with gardens to the side and rear. Overlooks cemetery to the rear.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

15'5 x 13'3 (4.70m x 4.04m)

Electric fire. Feature fireplace. Bay window. Radiator.

Kitchen

9'1 x 11'5 (2.77m x 3.48m)

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

Downstairs WC

Wash basin. Radiator. Gas central heating boiler.

Side Conservatory

5'5 x 11'9 (1.65m x 3.58m)

First Floor Landing

Bedroom 1

10'5 x 9'4 (3.18m x 2.84m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

12'3 x 6'2 (3.73m x 1.88m)

Rear aspect. Fitted wardrobes. Radiator. Access to stairs leading to attic room.

Bedroom 3

9'2 x 7'11 (2.79m x 2.41m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Radiator.

Attic Room

11'7 x 11'2 (3.53m x 3.40m)

Velux window. Fixed stairs off bedroom 2.

External

Driveway to the front and a large corner plot with gardens to the side and rear. Overlooks cemetery 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.

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