









NPE

Estate Agents Lettings
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For Sale

80 Alder Road, Failsworth - EPC: C £325,000







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Energy performance certificate (EPC)

0 Alder Road ailsworth ANCHESTER M35 0GJ	Energy rating **C**	Valid until:	26 October 2036
		Certificate number:	2794-0331-1166-2144-7112

operty type	Semi-detached house
al floor area	98 square metres

ules on letting this property

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

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-rate-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

nergy rating and score

s property's energy rating is C. It has the ential to be B.

e how to improve this property's energy ciency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (wors 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

****IMMACULATE LUXURY INTERIOR THROUGHOUT****PERFECT FAMILY HOME****EXTENDED TO THE REAR****3 BEDROOMS****DETACHED OFFICE & UTILITY OUTBUILDING****TURN KEY****DRIVEWAY TO THE FRONT****SITUATED IN A POPULAR AREA OF FAILSWORTH****NEW ROOF 2020****NEW BOILER INSTALLED 2023****We are proud to offer this luxury modernised and extended 3 bed semi detached family home situated in the popular area of Alder Road, Failsworth. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance porch, hallway, lounge, extended kitchen diner, 3 bedrooms & a modern family bathroom. Externally, the property benefits from being garden fronted with a private block paved driveway & private garden to the rear complete with artificial lawn, outbuilding consisting of an office space and separate utility. Early viewing is highly recommended.

Entrance Porch

Hallway
Stairs off. Radiator.

Lounge
14'4" x 10'5" (4.37m x 3.18m)
Bay window. Radiator. Opening to kitchen.

Extended Kitchen Diner
17'3" x 15'5" (5.26m x 4.70m)
Modern luxury fitted wall and base units incorporating oven, hob & extractor. Integrated larder tall fridge. Modern sink, rinser & drainer. Central kitchen island complete with wine fridge & under counter freezer. Bi-folding doors leading to the garden. Radiator.

First Floor Landing
Loft access. Spindled balustrade.

Bedroom 1
10'1" x 10'8" (3.07m x 3.25m)
Front aspect. Radiator. Fitted wardrobe.

Bedroom 2
9'1" x 9'10" (2.77m x 3.00m)
Rear aspect. Radiator. Fitted wardrobe.

Bedroom 3
6'9" x 6'5" (2.06m x 1.96m)
Front aspect. Radiator.

Bathroom
7'5" x 5'3" (2.26m x 1.60m)
Modern family bathroom complete with 3 piece white suite with shower to bath, heated towel rail, ceramic wall & floor tiles & extractor fan.

External
The property benefits from having a garden and private block paved driveway to the front and private garden to the rear with timber decking, artificial lawn. Outdoor workspace split into two separate rooms, each with its own entrance, electric heating and plumbed-in water. Currently used as a home office and utility/storage room, with potential for a nail room, hair salon, barbers or other beauty business.

Tenure & Council Tax
We have been advised that the property is Freehold. The Council Tax is in Band C 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.