



# NPE

Estate Agents Lettings  
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## For Sale

104 Kew Road, Failsworth - EPC: D £309,950



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## Energy performance certificate (EPC)

104 Kew Road  
Fallowfield  
MANCHESTER  
M35 9LA

Energy rating  
**D**

Valid until: 28 April 2035

Certificate number: 2432-1404-4052-3009-1025

Property type: Semi-detached bungalow

Total floor area: 72 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 B.

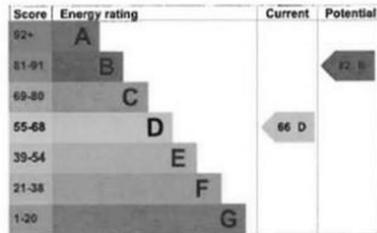
[See how to improve this property's energy efficiency.](#)

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



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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*EXTENDED TO REAR\*\*\*\*MODERNISED THROUGHOUT\*\*\*\*  
DECEPTIVELY SPACIOUS\*\*\*\*IDEAL FOR OLDER COUPLE OR FAMILY\*\*\*\* We offer for sale this spacious and modern, extended 3 bedroom semi detached true bungalow, situated in a very popular location, ideal for the older couple or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted dining kitchen, a modern 3 piece shower room and 3 bedrooms. Externally the property has the benefit of a garden to the front, a driveway to the side and a garden to the rear with lawn, patio and detached garage.

### Entrance Hallway

Radiator.

### Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

Front aspect. Bay window. Radiator.

### Bedroom 1

11'4 x 9'11 (3.45m x 3.02m)

Rear aspect. Fitted wardrobes. Radiator.

### Shower Room

Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail. Inset spotlights. Loft access.

### Lounge

14'7 x 12'10 (4.45m x 3.91m)

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

### Bedroom 3/Dining Room

8'3 x 9'8 (2.51m x 2.95m)

Rear aspect. Radiator.

### Dining Kitchen

12'2 x 14'8 (3.71m x 4.47m)

Good range of modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Integrated dishwasher. Plumbed for washer. Part ceramic wall tiled. Ceramic floor tiled. Combi gas central heating boiler. Radiator.

### External

Garden to the front, a driveway to the side and a garden to the rear with lawn, patio and detached garage.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £12 per annum. 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.