



# NPE

Estate Agents Lettings  
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## For Sale

11 Kershaw Road, Failsworth - EPC: D £239,950



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## Energy performance certificate (EPC)

11, Kershaw Road Fallsworth MANCHESTER M35 9PU	Energy rating	Valid until:	10 April 2027
	<b>D</b>	Certificate number:	8203-1804-7429-8196-1433

Property type	Mid-terrace house
Total floor area	115 square metres

### Rules on letting this property

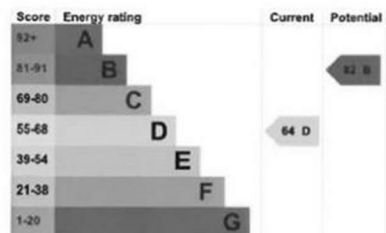
Properties can be let if they have an energy rating from A to E.

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)

\*\*\*\*CHAIN FREE\*\*\*\*HIGHLY SOUGHT AFTER LOCATION\*\*\*\*SPACIOUS & EXTENDED\*\*\*\*MODERN KITCHEN & BATHROOM\*\*\*\*LARGE GARDEN TO REAR\*\*\*\*STORAGE CELLAR\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We are delighted to offer for sale this deceptively spacious, modern & extended 2 bedroom period terraced property, situated in a very popular location, ideal for the family. The property is mostly double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, dining room, modern extended kitchen, storage cellar, 2 double bedrooms and a large modern 4 piece white bathroom. Externally the property is garden fronted and has a private yard area plus a large garden plot to the rear.

#### Long Entrance Hallway

Stairs off. Ceramic floor tiled. Radiator.

#### Lounge

12'10 x 11'8 (3.91m x 3.56m)

Radiator.

#### Dining Room

12'7 x 13'0 (3.84m x 3.96m)

Radiator. Access to storage cellar.

#### Storage Cellar

Access from dining room.

#### Extended Kitchen

22'6 x 8'4 (6.86m x 2.54m)

Good range of modern fitted wall & base units with granite worktops. Integrated oven, hob & extractor, fridge, freezer, washer & dryer. Modern vertical radiator. Ceramic floor tiled. Single sink, rinser & drainer. Combi gas central heating boiler.

#### Long First Floor Landing

Spindled balustrade.

#### Bedroom 1

12'11 x 12'3 (3.94m x 3.73m)

Front aspect. Walk in wardrobe. Radiator.

#### Bedroom 2

12'7 x 10'8 (3.84m x 3.25m)

Rear aspect. Radiator.

#### Bathroom

10'8 x 8'8 (3.25m x 2.64m)

Modern 4 piece white suite including independent walk in shower cubicle. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

#### External

Garden fronted and has a private yard area plus a large garden plot to the rear.

#### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band B 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.