



# NPE

Estate Agents Lettings  
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## For Sale

72 Alder Road, Failsworth - EPC: C £249,950



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## Energy performance certificate (EPC)

72 Alder Road  
Fallsworth  
MANCHESTER  
M35 0GJ

Energy rating  
**C**

Valid until: 20 November 2035

Certificate number: 2090-3956-1209-3335-8200

Property type Semi-detached house

Total floor area 73 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED\*\*\*\*  
IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious and well maintained 3 bedroom semi detached property, situated in a very popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining kitchen, 3 bedrooms and a 3 piece white bathroom. Externally, the property has the benefit of a garden to the front, a shared driveway to the side leading to a detached garage and a garden to the rear with lawn & patio.

### Entrance Hallway

Stairs off. Radiator.

### Lounge

16'4 x 10'5 (4.98m x 3.18m)

Living flame gas fire. Bay window. Radiator. Double doors through to dining kitchen.

### Dining Kitchen

8'4 x 16'7 (2.54m x 5.05m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. French doors to rear. Radiator. Plumbed for washer.

### First Floor Landing

Loft access. Radiator.

### Bedroom 1

12'9 x 10'2 (3.89m x 3.10m)

Front aspect. Radiator.

### bedroom 2

10'4 x 8'7 (3.15m x 2.62m)

Rear aspect. Radiator.

### Bedroom 3

7'0 x 6'5 (2.13m x 1.96m)

Front aspect. Radiator.

### Bathroom

3 piece white suite with electric shower to bath. Ceramic wall & floor tiled. Radiator.

### External

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

### Tenure & Council Tax

We have been advised that this 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.