



# NPE

Estate Agents Lettings  
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## For Sale

15 Cherwell Close, Hollinwood - EPC: B £269,950



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## Energy performance certificate (EPC)

|                                        |                           |                                              |
|----------------------------------------|---------------------------|----------------------------------------------|
| 15 Cherwell Close<br>OLDHAM<br>OL8 3TD | Energy rating<br><b>B</b> | Valid until: 24 May 2032                     |
|                                        |                           | Certificate number: 2833-1615-1024-0962-2038 |

|                  |                        |
|------------------|------------------------|
| Property type    | Semi-detached bungalow |
| Total floor area | 53 square metres       |

### Rules on letting this property

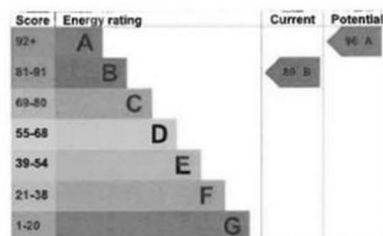
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR CUL DE SAC LOCATION\*\*\*\*EXTENDED TO REAR\*\*\*\*NOT OVERLOOKED AT THE REAR\*\*\*\*IDEAL FOR OLDER COUPLE OR YOUNG FAMILY\*\*\*\* We offer for sale this fully modernised and extended 2 bedroom semi detached true bungalow, situated in a popular cul de sac location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, inner hallway, 2 bedrooms, modern 3 piece wet room, modern fitted kitchen and dining room. Externally the property has the benefit of a garden to the front, a driveway to the side and a garden to the rear. Not overlooked at the rear.

### Entrance Hallway

Storage cupboard. Combi gas central heating boiler.

### Lounge

16'5 x 10'10 (5.00m x 3.30m)

Radiator.

### Inner Hallway

### Bedroom 2

8'10 x 9'2 (2.69m x 2.79m)

Side aspect. Radiator.

### Wet Room

Modern 3 piece shower suite. Ceramic wall tiled. Radiator.

### Bedroom 1

11'1 x 8'11 (3.38m x 2.72m)

Rear aspect. Fitted wardrobes. Radiator.

### Kitchen

8'0 x 8'7 (2.44m x 2.62m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Integrated microwave & dishwasher. Plumbed for washer. Part ceramic wall tiled. Radiator. French doors to dining room.

### Dining Room

11'1 x 9'0 (3.38m x 2.74m)

Radiator. French doors to rear.

### External

Garden to the front, a driveway to the side and a garden to the rear. Not overlooked at 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.