



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

3 Rowan Close, Failsworth - EPC: C £2,300 (From) Per Calendar
Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

3 ROWAN CLOSE FAILSWORTH MANCHESTER M35 0ST	Energy rating C	Valid until: 6 July 2031	Certificate number: 1449-6023-4020-2023-0202
--	---------------------------	--------------------------	--

Property type

Semi-detached house

Total floor area

118 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

LARGELY EXTENDED WITH DORMER, REAR EXTENSION AND GARAGE CONVERSIONBEAUTIFULLY PRESENTED***LUXURY FITTINGS THROUGHOUT***We are delighted to offer TO LET this largely extended and luxury modernised, 5 bedroom semi detached property, situated in a highly sought after cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch/entrance hallway, downstairs bedroom number 5 or work/study room, spacious lounge, dining room, modern fitted kitchen, a modern bathroom with under floor heating and built in TV and speaker, and 3 bedrooms to the first floor and a large master bedroom to the 2nd floor dormer. Externally the property has a large patterned concrete double driveway to the front, a lock up storage garage with electric door, heat and power to the side and a good sized rear garden with artificial lawn & timber decking. The property can include furniture. Viewing essential to fully appreciate, call the office to express your interest today 0116821001.

Porch/Entrance Hallway

Stairs off. Radiator. Inset spotlights. Under stairs storage.

Downstairs Bedroom 5/Work/Sitting Room

13'6 x 7'6 (4.11m x 2.29m)

Radiator.

Lounge

17'11 x 10'4 (5.46m x 3.15m)

Gas fire. Wood laminate floor. Modern vertical radiator. Double doors to dining room. Inset spotlights.

Dining Room

8'7 x 17'6 (2.62m x 5.33m)

Inset spotlights. Combi gas central heating boiler. French doors to side.

Kitchen

7'10 x 13'0 (2.39m x 3.96m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & rinser. Floor tiled. Plumbed for washer. French doors to rear.

First Floor Landing

Stairs off leading to 2nd floor landing.

Bedroom 2

12'10 x 8'5 (3.91m x 2.57m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 3

10'4 x 8'10 (3.15m x 2.69m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 4

6'10 x 6'2 (2.08m x 1.88m)

Front aspect. Radiator.

Bathroom

Modern 3 piece white suite with waterfall shower to bath and 2nd shower attachment. Ceramic wall tiled. Ceramic floor tiled with under floor heating. Built in TV and speaker. Inset spotlights. Electric heater.

Second Floor Landing

Bedroom 1

13'10 x 11'10 (4.22m x 3.61m)

2nd Floor Dormer. Fitted wardrobes. Velux window.

External

Large patterned concrete double driveway to the front, a lock up storage garage with electric door, heat and power to the side and a good sized rear garden with artificial lawn, timber decking and hot tub with fixed pergola.

Tenure

We have been advised that this property is Freehold.

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.