



NPE

Estate Agents Lettings
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For Sale

2 Brooks Drive, Failsworth - EPC: C £269,950



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

Energy performance certificate (EPC)

2 BROOKS DRIVE FAILSWORTH MANCHESTER M35 0LS	Energy rating	Valid until	7 July 2031
	C	Certificate number	0683-4000-0223-3909-0224

Property type	Semi-detached house
Total floor area	88 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 B.

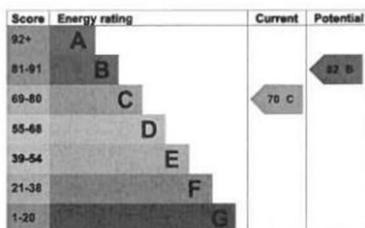
[See how to improve this property's energy efficiency.](#)

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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****LARGE CORNER PLOT****3 DOUBLE BEDROOMS****POPULAR AND CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****IDEAL FOR FIRST TIME BUYERS AND FAMILIES****DOWNSTAIRS WC, SHOWER ROOM AND UTILITY****VAST GARDENS TO THE FRONT AND REAR****We offer for sale this spacious and well maintained semi detached property located on a corner plot in a popular and convenient location ideal for the first time buyer or family. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Hallway, lounge, dining room, kitchen, downstairs wc, shower room & utility, 3 piece white suite bathroom and 3 good sized double bedrooms. Externally, the property benefits from gardens to the front and rear, driveway to the front and is located on a large corner plot. Viewing is highly recommended to appreciate the potential of the property.

Entrance Hallway

Downstairs WC off. Stairs off.

Downstairs WC

Toilet and basin.

Lounge

14'4" x 11'1" (4.39m x 3.40m)

Radiator. Feature fireplace. Living flame gas fire. Opening to dining room.

Dining Room

11'8" x 8'9" (3.56m x 2.69m)

Radiator. French door to rear.

Kitchen

12'2" x 9'1" (3.71m x 2.77m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Under stairs storage. Access to utility room and shower cubicle.

Utility Room

6'0" x 4'7" (1.83m x 1.40m)

Plumbed for washer.

Shower Cubicle

Ceramic wall & floor tiled.

1st Floor Landing

Loft access.

Bedroom 1

13'1" x 8'11" (3.99m x 2.74m)

Rear aspect. Fitted wardrobe. Storage cupboard. Radiator.

Bedroom 2

11'1" x 10'5" (3.40m x 3.18m)

Front aspect. Radiator. Storage cupboard.

Bedroom 3

9'1" x 9'4" (2.77m x 2.87m)

Rear aspect. Combi gas central heating boiler. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Radiator. Ceramic wall and floor tiled. Airing cupboard.

External

Externally the property benefits from gardens to the front, side and rear situated on a corner plot.

Tenure & Council Tax

We have been advised that the property is a Freehold. The Council Tax is in Band A 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.