NPE

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For Sale

25 Newton Road, Failsworth - EPC: D £229,950

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Energy performance certificate (EPC)

25, Newton Road Failsworth MANCHESTER M35 0QA	Energy rating **D**	Valid until: 28 March 2027 Certificate number: 8402-8915-1029-4727-1733

Property type	Semi-detached house
Total floor area	74 square metres

Rules on letting this property

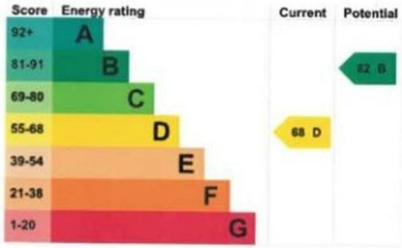
Properties can be let if they have an energy rating from A to E.

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).

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

****CHAIN FREE****DECEPTIVELY SPACIOUS****IDEAL FOR THE FAMILY****EXTENDED TO THE REAR****2 RECEPTION ROOMS****WELL MAINTAINED****GOOD SIZED GARDEN****SPACIOUS INTERIOR****We offer for sale this well maintained and spacious 2 bedroom semi-detached property situated in a popular location within Failsworth. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, extended kitchen, 2 good sized bedrooms, office and family bathroom. Externally, the property benefits from a good sized garden to the rear complete with artificial lawn & patio & driveway to the front. Viewing recommended.

Entrance Hallway
Stairs off. Radiator.

Lounge
19'11x10'7 (6.07mx3.23m)
Bay window. Radiator. Opening to dining room.

Dining Room
8'8x7'7 (2.64mx2.31m)
Radiator. French doors to rear.

Extended Kitchen
16'9x8'2 (5.11mx2.49m)
Fitted wall and base units incorporating oven, hob & extractor. Stainless steel sink rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Under stairs storage. Combi gas central heating boiler.

1st Floor Landing
Loft access.

Bedroom 1
13'4x7'9 (to wardrobes) (4.06mx2.36m (to wardrobes))
Front aspect. Fitted wardrobes. Bay window. Radiator.

Bedroom 2
6'8x9'11 (2.03mx3.02m)
Rear aspect. Radiator.

Office
5'2x6'8 (1.57mx2.03m)
Rear aspect. Radiator.

Bathroom
3 piece white suite with shower to bath. Part ceramic wall tiled. Heated towel rail.

External
The property benefits from having a garden and driveway to the front & has a private garden to the rear complete with artificial lawn & patio.

Tenure & Council Tax
We have been advised that the 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.