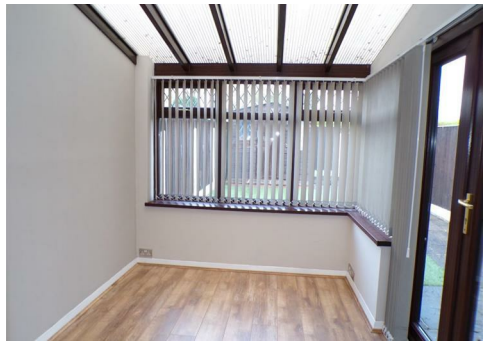










NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

11 Sycamore Grove, 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)

11 Sycamore Grove Failsworth MANCHESTER M35 9NB	Energy rating **C**	Valid until:	14 August 2031
		Certificate number:	3739-7928-4000-0057-8296

Property type	Mid-terrace house
Total floor area	65 square metres

Rules on letting this property

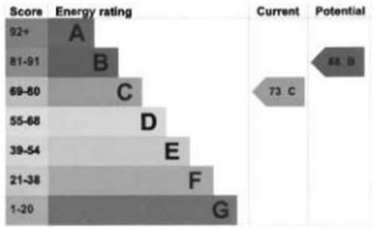
Properties can be let if they have an energy rating from A to E.

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 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

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

****CHAIN FREE****VERY POPULAR WILLOW PARK ESTATE****NOT OVERLOOKED AT REAR****RECENTLY REDECORATED****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this recently redecorated, spacious 3 bedroom mid town house, situated in a highly sought after 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 room, fitted kitchen, conservatory, 3 bedrooms and a 3 piece white shower room. Externally, the property has the benefit of a garden and driveway to the front, garden to the rear with artificial lawn, patio & timber shed. Directly overlooks cricket pitch to rear.

Entrance Hallway
Stairs off. Radiator. Cloakroom.

Lounge
12'10 x 11'9 (3.91m x 3.58m)
Fitted electric fire. Feature fireplace. Radiator. Storage cupboard. Opening to dining room.

Dining Room
9'11 x 7'5 (3.02m x 2.26m)
Radiator. Arch to kitchen. Patio doors to conservatory.

Kitchen
10'2 x 7'5 (3.10m x 2.26m)
Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer.

Conservatory
9'6 x 8'1 (2.90m x 2.46m)

First Floor Landing
Spindled balustrade. Loft access with drop down ladder. Loft part boarded for storage.

Bedroom 1
12'7 x 8'5 (3.84m x 2.57m)
Front aspect. Fitted wardrobes. Radiator.

Bedroom 2
10'9 x 8'5 (3.28m x 2.57m)
Rear aspect. Fitted wardrobes. Radiator. Combi gas central heating boiler.

Bedroom 3
7'2 x 6'2 (2.18m x 1.88m)
Front aspect. Radiator.

Shower Room
3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

External
Garden and driveway to the front, garden to the rear with artificial lawn, patio & timber shed. Directly overlooks cricket pitch to rear.

Tenure & Council Tax
We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £35 per annum. 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.