



NPE

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For Sale

5 Kingston Road, Failsworth - EPC: E £189,950



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Energy performance certificate (EPC)

5 KINGSTON ROAD FAILSWORTH M35 9JD	Energy rating E
Valid until 14 April 2031	Certificate number 3002-8053-2022-7096-4493

Property type

Semi-detached house

Total floor area

91 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 E. It has the potential to be B.

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

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****CHAIN FREE****LARGER THAN AVERAGE****EXTENDED TO SIDE****LOTS OF POTENTIAL****VERY POPULAR LOCATION****GOOD SIZED CORNER PLOT****NEEDS SOME MODERNISATION HENCE REALISTIC PRICE**** We offer for sale this larger than average, and extended 3 bedroom semi detached property, situated on a good sized plot in a highly sought after cul de sac location, ideal for the first time buyer or family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, dining room, lounge, extended kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a good sized corner plot with gardens to the front, side and rear with lawns, patio and timber shed.

Entrance Hallway

Stairs off. Radiator.

Dining Room

10'10 x 10'11 (3.30m x 3.33m)

Radiator. Arch through to lounge.

Lounge

12'8 x 10'11 (3.86m x 3.33m)

Living flame gas fire. Feature fireplace.

Extended Kitchen

8'9 x 17'2 (2.67m x 5.23m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Radiator. Under stairs storage.

First Floor Landing

Loft access.

Bedroom 1

11'11 x 8'9 (3.63m x 2.67m)

Front aspect. Fitted wardrobes. Radiator. Feature fireplace.

Bedroom 2

11'7 x 11'0 (3.53m x 3.35m)

Rear aspect. Feature fireplace. Radiator.

Bedroom 3

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

Front aspect. Radiator.

Bathroom

7'11 x 6'10 (2.41m x 2.08m)

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Radiator.

External

Good sized corner plot with gardens to the front, side and rear with lawns, patio and timber shed.

Tenure

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £10 per annum.

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.