



# NPE

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## For Sale

30 Sycamore Grove, Failsworth - EPC: C £255,950



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## Energy performance certificate (EPC)

30 Sycamore Grove Failsworth MANCHESTER M35 9NB	Energy rating <b>C</b>	Valid until: 27 November 2035
		Certificate number: 4435-1029-7509-0358-7226

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 C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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\*\*\*\*HIGHLY SOUGHT AFTER WILLOW PARK ESTATE\*\*\*\*MODERNISED TO A HIGH STANDARD THROUGHOUT\*\*\*\*SOUTH FACING GARDEN TO REAR\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\* We are delighted to offer for sale this modern and spacious 3 bedroom mid town house, situated in a cul de sac in one of Failsworth's premiere locations, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted dining kitchen, 3 bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a double patterned concrete driveway to the front and a south facing garden to the rear with artificial lawn, composite decking and shed.

### Entrance Hallway

Stairs off.

### Lounge

12'8 x 11'9 (3.86m x 3.58m)

Fitted electric fire. Feature fireplace. Radiator. Opening through to dining kitchen.

### Dining Kitchen

10'4 x 14'11 (3.15m x 4.55m)

Fitted wall & base units incorporating oven, hob & extractor. Integrated fridge/freezer, 2nd freezer and microwave. Ceramic Belfast style sink unit. French doors to rear.

### First Floor Landing

Loft access.

### Bedroom 1

12'3 x 8'6 (3.73m x 2.59m)

Front aspect. Radiator.

### Bedroom 2

10'8 x 8'5 (3.25m x 2.57m)

Rear aspect. Radiator.

### Bedroom 3

9'6 x 6'2 (2.90m x 1.88m)

Front aspect. Fitted bunk beds. Radiator.

### Shower Room

Modern 3 piece shower suite. Part ceramic wall tiled. Modern vertical radiator.

### External

Double patterned concrete driveway to the front and a south facing garden to the rear with artificial lawn, composite decking and shed.

### Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £70 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.