



NPE

Estate Agents Lettings
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For Sale

38 Hibbert Crescent, Failsworth - EPC: C £1,250 (From) Per
Calendar Month



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Energy Performance Certificate



38, Hibbert Crescent, Failsworth, MANCHESTER, M35 0RQ

Dwelling type: Mid-terrace house
Date of assessment: 15 January 2014
Date of certificate: 15 January 2014
Reference number: 9258-3098-6249-9684-3980
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

Use this document to:

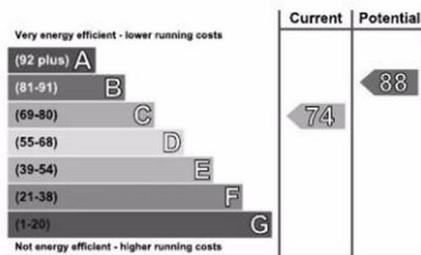
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,635
Over 3 years you could save	£ 195

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 132 over 3 years	
Heating	£ 1,095 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 279 over 3 years	£ 195 over 3 years	
Totals	£ 1,635	£ 1,440	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£60	£ 111	
2 Solar water heating	£4,000 - £6,000	£ 81	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 693	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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

****AVILABLE TO MOVE ****EXTENDED TO REAR****LUXURY INTERIOR****NOT OVERLOOKED AT REAR****CARPETS TO BE PROFESSIONALLY CLEANED BEFORE MOVE IN**** We are delighted to offer To Let this extended and luxury modernised 3 bedroomed mid town house. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious open plan lounge through to modern and extended dining kitchen, 3 immaculate bedrooms and modern 3 piece white bathroom with shower. Externally the property has the benefit of a garden to the front and a good sized garden to the rear. Not overlooked at the rear. We recommend a viewing to full appreciate all aspects of the property. EPC Rating D. NP Estates are part of the Propertymark Client Money Protection Scheme. Scheme Ref: C0123970. NP Estates are also members of The Dispute Service.

Lounge

13'7 x 14'11 (4.14m x 4.55m)

Bay window. Wood laminate floor. Open plan stairs off. Opening through to Dining Kitchen.

Extended Dining Kitchen

18'7 x 14'11 (5.66m x 4.55m)

Modern fitted wall & base units with hardwood oak worktops. Integrated oven & hob, fridge, freezer & washer. Single sink with mixer taps. Wood laminate floor. Dining area. Under stairs storage. French doors to rear. Inset spotlights. Modern radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

11'5 x 10'1 (3.48m x 3.07m)

Front aspect. Radiator.

Bedroom 2

8'10 x 10'5 (2.69m x 3.18m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

8'7 x 6'7 (2.62m x 2.01m)

Front aspect. Fitted bed. Radiator.

Bathroom

Modern 3 piece white suite with waterfall shower to bath. Ceramic wall & floor tiled. Inset spotlights. Heated towel rail.

External

Garden to the front and good sized rear garden (approx 70ft) with lawn & timber decking. Not overlooked at the rear.

Tenure

We have been advised that this property is Leasehold with a ground rent of approx £5 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.