



# NPE

Estate Agents Lettings  
Valuers Mortgages  
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## For Sale

24 Somerset Road, Failsworth - EPC: C £250,000



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## Energy performance certificate (EPC)

|                                                         |                           |                     |                          |
|---------------------------------------------------------|---------------------------|---------------------|--------------------------|
| 24 Somerset Road<br>Failsworth<br>MANCHESTER<br>M35 0WU | Energy rating<br><b>C</b> | Valid until:        | 26 June 2033             |
|                                                         |                           | Certificate number: | 2236-4000-8206-8457-4200 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 80 square metres    |

### Rules on letting this property

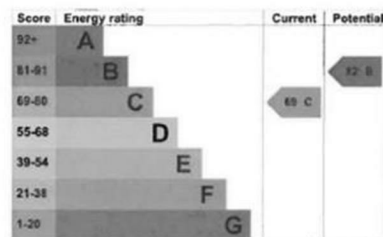
Properties can be let if they have an energy rating from A to E.

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) (<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

\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*EXTENDED TO REAR\*\*\*\*GOOD SIZED GARDEN TO REAR\*\*\*\*IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious, extended 3 bedroom semi detached property, situated in a very popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, morning/sitting room, fitted kitchen, 3 bedrooms and a modern 3 piece white bathroom. Externally, the property has the benefit of a garden to the front, a long driveway to the side leading to a detached garage, and a good sized garden to the rear with lawn, patio, summerhouse and timber shed.

### Porch

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

11'3 x 14'6 (3.43m x 4.42m)

Log burner fire. Radiator. Arch through to dining room.

#### Dining Room

7'10 x 9'10 (2.39m x 3.00m)

Radiator. opening through to morning room.

#### Morning/Sitting Room

12'7 x 9'3 (3.84m x 2.82m)

Radiator.

#### Kitchen

11'9 x 7'4 (3.58m x 2.24m)

Fitted wall & base units with hardwood worktops. Integrated oven & hob. Ceramic sink unit. Part ceramic wall tiled. Plumbed for washer. Under stairs storage. Radiator.

#### First Floor Landing

Loft access.

#### Bedroom 1

11'4 x 10'1 (3.45m x 3.07m)

Front aspect. Radiator.

#### Bedroom 2

8'2 x 9'5 (2.49m x 2.87m)

Rear aspect. Radiator.

#### Bedroom 3

7'8 x 7'6 (2.34m x 2.29m)

Rear aspect. Radiator.

#### Bathroom

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

#### External

Garden to the front, a long driveway to the side leading to a detached garage, and a good sized garden to the rear with lawn, patio, summerhouse and timber shed.

#### Tenure & Council Tax

We have been advised that this 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.