



# NPE

Estate Agents Lettings  
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## For Sale

20 Stansfield Road, Failsworth - EPC: D £239,950



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## Energy performance certificate (EPC)

20 Stansfeld Road  
Falkworth  
MANCHESTER  
M35 9EA

Energy rating  
**D**

Valid until: 14 March 2036

Certificate number: 0360-2527-0670-2196-8001

Property type

Semi-detached house

Total floor area

83 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2527-0670-2196-8001?print=true>

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR LOCATION\*\*\*\*SPACIOUS & WELL MAINTAINED\*\*\*\* 2 RECEPTION ROOMS\*\*\*\*OVERLOOKS FIELDS TO REAR\*\*\*\* We offer for sale this deceptively spacious & well maintained 3 bedroom semi detached property, situated in a popular 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, 3 bedrooms and a 3 piece bathroom. Externally the property has the benefit of a garden to the front, a shared driveway to the side leading to a garage and a garden to the rear. Overlooks fields to the rear.

#### Entrance Hallway

Stairs off. Radiator.

#### Lounge

13'1 x 11'4 (3.99m x 3.45m)

Fitted electric fire. Feature fireplace. Bay window. Radiator.

#### Dining Room

14'3 x 11'3 (4.34m x 3.43m)

Fitted electric fire. Feature fireplace. Radiator.

#### Kitchen

7'10 x 5'7 (2.39m x 1.70m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. Under stairs storage.

#### First Floor Landing

Spindled balustrade. Loft access. Radiator.

#### Bedroom 1

14'4 x 9'5 (to wardrobes) (4.37m x 2.87m (to wardrobes))

Front aspect. Fitted wardrobes. Bay window. Radiator.

#### Bedroom 2

11'4 x 10'0 (3.45m x 3.05m)

Rear aspect. Fitted wardrobes. Radiator.

#### Bedroom 3

7'7 x 5'9 (2.31m x 1.75m)

Front aspect. Radiator.

#### Bathroom

3 piece suite. Ceramic wall tiled. Radiator.

#### External

Garden to the front, a shared driveway to the side leading to a garage and a garden to the rear. Overlooks fields to the rear.

#### 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.