



# NPE

## For Sale

32 Willows Drive, Failsworth - EPC: £384,950



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## Energy performance certificate (EPC)

32 Willows Drive Fallowfworth MANCHESTER M35 0PZ	Energy rating <b>C</b>	Valid until: 29 January 2036
		Certificate number: 0340-2381-9590-2526-7815

Property type	Semi-detached house
Total floor area	137 square metres

### Rules on letting this property

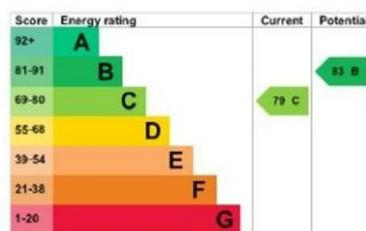
Properties can be let if they have an energy rating from A to E.

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

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\*\*\*\*CHAIN FREE\*\*\*\*LARGELY EXTENDED\*\*\*\*LUXURY MODERNISED TO A HIGH SPEC THROUGHOUT\*\*\*\*  
HIGHLY SOUGHT AFTER CUL DE SAC LOCATION\*\*\*\*GOOD SIZED PLOT\*\*\*\*VIEWING ESSENTIAL TO FULLY APPRECIATE\*\*\*\* We are delighted to offer for sale this fully renovated and largely extended 4 bedroom semi detached dormer bungalow, situated in a very highly sought after cul de sac location, ideal for the family. The property is uPVC double glazed, combi gas centrally heated with under floor heating in the majority of rooms and has blue tooth speakers fitted in the master bedroom and family room. Briefly comprises: Entrance hallway, 2 ground floor bedrooms, a luxury 4 piece family bathroom, a large modern family room/kitchen, utility room, and to the first floor there are 2 further bedrooms and a second modern 3 piece bathroom. Externally, the property has the benefit of a double parking space to the front and a good sized garden to the rear with artificial lawn & patio.

### Entrance Hallway

#### Bedroom 2

12'2 x 9'5 (3.71m x 2.87m)

Front aspect. Under floor heating.

#### Bedroom 3

10'3 x 8'10 (3.12m x 2.69m)

Front aspect. Under floor heating.

#### Family Bathroom

7'2 x 10'3 (2.18m x 3.12m)

Luxury 4 piece white suite including walk in shower cubicle. Ceramic wall & floor tiled. Under floor heating. Heated towel rail.

#### Family Room/Kitchen

23'10 x 23'3 (7.26m x 7.09m)

Luxury modern fitted wall & base units with central island and Quartz worktops. Integrated oven, microwave & coffee maker. Multifuel fire. Ceramic floor tiled with under floor heating. Bi folding doors to rear. Built in Blue Tooth speaker. Open plan stairs off.

#### Utility Room

6'0 x 10'2 (1.83m x 3.10m)

Ceramic floor tiled with under floor heating. Plumbed for washer. Combi gas central heating boiler.

#### First Floor Landing

#### Bedroom 1 (Master)

19'4 x 14'2 (5.89m x 4.32m)

Rear dormer. Built in Blue Tooth speaker. Under floor heating.

#### Bedroom 4

9'3 x 13'0 (2.82m x 3.96m)

Front dormer. Radiator.

#### Bathroom 2

7'2 x 7'11 (2.18m x 2.41m)

Modern 3 piece white suite. Ceramic wall & floor tiled. Heated towel rail.

#### External

Double parking space to the front and a good sized garden to the rear with artificial lawn & patio.

#### Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band C 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.