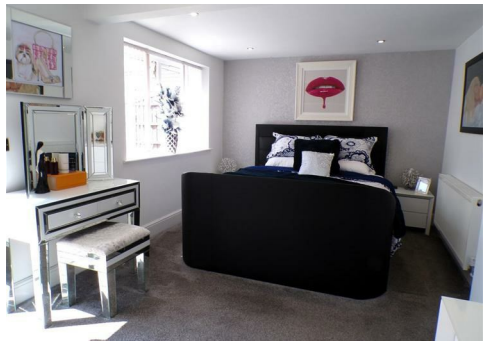










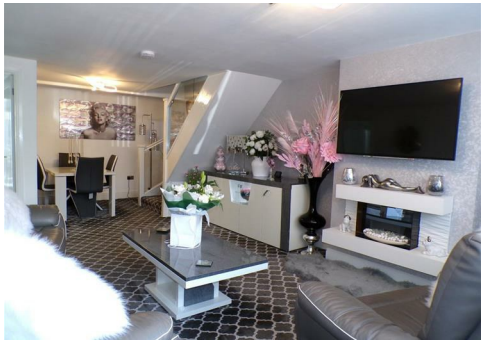
NPE

Estate Agents Lettings
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For Sale

4 Cambridge Road, Failsworth - EPC: D £349,950







61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

4 Cambridge Road Failsworth MANCHESTER M35 0QR	Energy rating **D**	Valid until:	13 December 2031
		Certificate number:	9643-4900-1222-3909-0224

Property type	Semi-detached house
Total floor area	108 square metres

Rules on letting this property

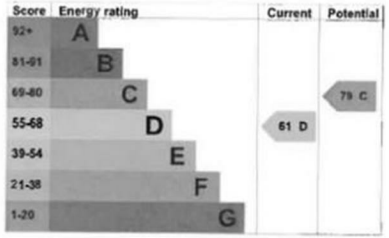
Properties can be let if they have an energy rating from A to E.

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 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

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or email you enquirers to sales@npestates.co.uk

****VERY POPULAR LOCATION****LUXURY INTERIOR****LARGELY EXTENDED TO SIDE & REAR PLUS LARGE DORMER**** 2 DOUBLE BEDROOMS**** 2 BATHS****VIEWING HIGHLY RECOMMENDED**** We offer for sale this deceptively spacious, luxury modernised & extended 2 bedroom semi detached dormer bungalow, situated in a highly sought after location, ideal for the older couple or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious through lounge/dining room, luxury modern fitted kitchen, modern shower room and large double bedroom to the ground floor with a large 2nd bedroom and en suite to the first floor dormer. Externally the property has the benefit of a paved driveway to the front and side and a good sized garden to the rear with artificial lawn, patio, PVC decking and shed.

Entrance Hallway

Through Lounge/Dining Room
24'8 x 13'0 (7.52m x 3.96m)
Fitted electric fire. 2 radiators. Open plan stairs off.

Kitchen
12'7 x 12'5 (3.84m x 3.78m)
Modern fitted wall & base units with central island and Quartz worktops. Integrated double oven, hob & extractor. Single sink unit. Modern vertical radiator. Plumbed for washer.

Inner Hallway

Shower Room
Modern shower suite with large walk in shower cubicle and double sink unit. Ceramic wall & floor tiled. Heated towel rail.

Bedroom 1
10'5 x 18'3 (3.18m x 5.56m)
Rear aspect. Fitted wardrobes. Radiator. French doors to rear.

First Floor Landing

Bedroom 2
14'7 x 12'7 (4.45m x 3.84m)
Dormer front and rear. Built in and walk in wardrobes. Radiator.

En Suite
Modern 3 piece shower suite. Ceramic wall & floor tiled. Radiator.

External
Paved driveway to the front and side and a good sized garden to the rear with artificial lawn, patio, PVC decking and shed.

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.