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For Sale

15 Shaw Head Drive, Failsworth - EPC: D £249,950



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Energy performance certificate (EPC)

15 Shaw Head Drive Fallsworth MANCHESTER M35 0SA	Energy rating D	Valid until: 18 August 2036
		Certificate number: 0360-2531-6680-2696-8565

Property type Semi-detached house

Total floor area 74 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.

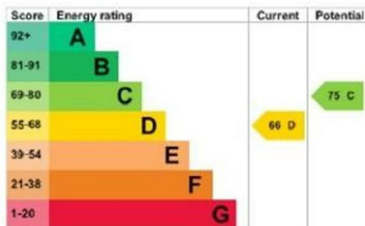
[See how to improve this property's energy efficiency.](#)

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



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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****POPULAR AREA****CLOSE TO LOCAL AMENITIES****OFF ROAD PARKING****3 GOOD SIZED BEDROOMS****WELL MAINTAINED THROUGHOUT****We offer for sale this well maintained and spacious 3 bedroom semi-detached house located in the popular area of Shaw Head Drive. The property is uPVC double glazed & combi gas centrally heated & briefly comprises: Entrance hallway, lounge, kitchen diner, 3 good sized bedrooms and a family bathroom. Externally, the property benefits from a shared block paved driveway & private garden to the rear complete with lawn, block paved patio & greenhouse.

Entrance Hallway

Radiator. Stairs off.

Lounge

10'5" x 14'1" (3.18m x 4.29m)

Radiator. Feature fireplace.

Kitchen Diner

8'8" x 16'9" (2.64m x 5.11m)

Fitted wall and base units. Plumbed for washer. Radiator. Stainless steel sink rinser & drainer. Storage cupboard. Combi gas central heating boiler. Sliding door to rear.

1st Floor Landing

Loft access.

Bedroom 1

10'1" x 10'2" (3.07m x 3.10m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'8" x 9'0" (3.25m x 2.74m)

Front aspect. Radiator. Fitted wardrobes.

Bedroom 3

6'5" x 7'1" (1.96m x 2.16m)

Front aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Heated towel rail. Wall tiled. Floor tiled.

External

Externally, the property benefits from a shared driveway to the front and a private garden to the rear complete with lawn, block paved patio, greenhouse and timber shed.

Tenure & Council Tax

We have been advised that the 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.