









NPE

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For Sale

62 Alan Avenue, Failsworth - EPC: D £299,950







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Energy performance certificate (EPC)

62 Alan Avenue Failsworth MANCHESTER M35 0FT	Energy rating **D**	Valid until: 3 October 2033 Certificate number: 9390-2784-8300-2707-8055

Property type	Semi-detached bungalow
Total floor area	86 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 current energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor

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****CHAIN FREE****SOUGHT AFTER LOCATION****GOOD SIZED CORNER PLOT****EXTENDED TO SIDE****2 RECEPTION ROOMS****3 GOOD SIZED BEDROOMS****2 CAR DRIVEWAY****IDEAL FOR FAMILY OR OLDER COUPLE****We offer for sale this spacious and extended 3 bedroom bungalow situated on a corner plot in a sought after location of Failsworth, perfect for the family or older couple. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Porch, entrance hall, lounge, dining room, kitchen, shower room, office and 3 good sized bedrooms. Externally, the property benefits from gardens to the front, side and rear with off road parking in the form of a 2 car driveway. Viewing is highly recommended to appreciate the potential and the size of the property & plot.

Porch

Entrance Hallway
Radiator. Loft access.

Bedroom 1
12'2" x 9'6" (3.73m x 2.90m)
Front aspect. Radiator.

Bedroom 2
10'9" x 9'1" (3.28m x 2.77m)
Front aspect. Radiator. Fitted wardrobes.

Shower Room
3 piece white shower suite. Ceramic wall and floor tiled. Heated towel rail.

Lounge
12'11" x 12'7" (3.96m x 3.84m)
Feature fireplace. Radiator. Opening to dining room.

Dining Room
10'7" x 10'4" (3.25m x 3.15m)
Radiator.

Kitchen
8'5" x 13'3" (2.57m x 4.04m)
Radiator. Fitted wall and base units incorporating oven and hob. Stainless steel sink and drainer. Plumbed for washer.

Bedroom 3
16'2" x 9'10" (4.93m x 3.00m)
Front aspect. Radiator. Combi gas central heating boiler.

Office
11'1" x 3'10" (3.38m x 1.17m)
Radiator.

External
The property benefits from being on a large corner plot with a 2 car driveway with gardens to the front, side and rear.

Tenure & Council Tax
We have been advised that the property is a 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.