

# NPE

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## For Sale

2 Cosgrove Road, Failsworth - EPC: D £249,950



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# Energy Performance Certificate



2, Cosgrove Road, Failsworth, MANCHESTER, M35 0TF

**Dwelling type:** Semi-detached house  
**Date of assessment:** 15 January 2019  
**Date of certificate:** 15 January 2019  
**Reference number:** 8301-7229-6520-0295-7992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 69 m<sup>2</sup>

Use this document to:

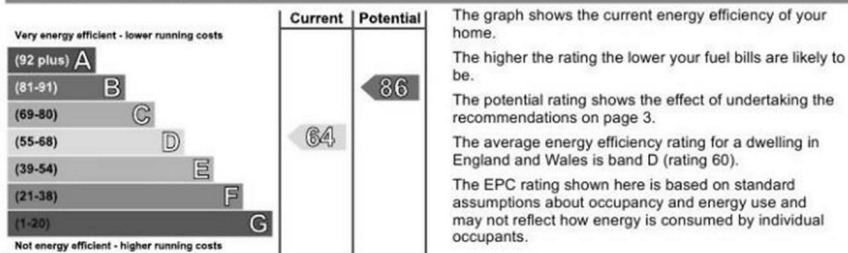
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,244
Over 3 years you could save	£ 660

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 156 over 3 years	
Heating	£ 1,764 over 3 years	£ 1,239 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,244</b>	<b>£ 1,584</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 432
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Low energy lighting for all fixed outlets	£15	£ 42

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
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\*\*\*\*CHAIN FREE\*\*\*\*MODERNISED THROUGHOUT\*\*\*\*OVERLOOKS BROOKDALE PARK TO REAR\*\*\*\*  
 EXTENDED TO REAR\*\*\*\*GOOD SIZED PLOT\*\*\*\*IDEAL FOR FIRST TIME BUYERS OR FAMILY\*\*\*\* We offer for sale this spacious, modern & extended 3 bedroom semi detached property, situated in a popular location, ideal for a first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, modern fitted dining kitchen, sun/dining room and to the first floor, there are the 3 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of good sized plot with a double driveway to the front, and a good sized garden to the rear with artificial lawn & patio. Not overlooked at the rear. Viewing highly recommended.

### Entrance Hallway

Stairs off.

### Lounge

13'6 x 12'5 (4.11m x 3.78m)

Bay window. Radiator.

### Dining Kitchen

11'3 x 15'7 (3.43m x 4.75m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler. Radiator.

### Sun/Dining Room

10'3 x 13'6 (3.12m x 4.11m)

Ceramic floor tiled. Radiator.

### First Floor Landing

Loft access.

### Bedroom 1

11'6 x 9'2 (3.51m x 2.79m)

Front aspect. Radiator.

### Bedroom 2

11'4 x 8'7 (3.45m x 2.62m)

Rear aspect. Radiator.

### Bedroom 3

8'4 x 6'11 (2.54m x 2.11m)

Rear aspect. Radiator.

### Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

### External

Good sized plot with a double driveway to the front, and a good sized garden to the rear with artificial lawn & patio. Not overlooked at the rear. Viewing highly recommended.

### 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.