



NPE

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For Sale

17 Cosgrove Road, Failsworth - EPC: C £269,000



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Energy performance certificate (EPC)

17 Cosgrove Road Fallowfield MANCHESTER M20 9TF	Energy rating C	Valid until: 7 May 2035
		Certificate number: 0051-4200-6725-4303-0520

Property type	Semi-detached house
Total floor area	103 square metres

Rules on letting this property

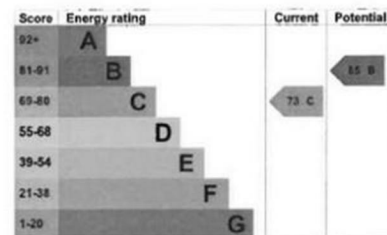
Properties can be let if they have an energy rating from A to E.

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

****POPULAR LOCATION****MODERN INTERIOR****EXTENDED TO REAR****GOOD SIZED CORNER PLOT****OVERLOOKS FIELDS TO FRONT****IDEAL FOR FIRST TIME BUYER OR FAMILY**** We offer for sale this modern, spacious and extended 3 bedroom semi detached property, situated in a popular location, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, extended dining kitchen/family room, 3 bedrooms and a modern 4 piece white bathroom. Externally, the property has the benefit of a corner plot with gardens to the front, side & rear, and a driveway and detached garage to the rear. Overlooks fields to the front.

Entrance Hallway

Stairs off. Radiator.

Lounge

12'3 x 11'6 (3.73m x 3.51m)

Radiator.

Extended Dining Kitchen/Family Room

22'7 x 17'1 (6.88m x 5.21m)

Modern fitted wall & base units including central island. Integrated oven, hob, microwave & dishwasher. Single sink & drainer. Bi folding doors to the rear. 2 radiators. 3 Velux windows. Under stairs storage with plumbing for washer.

First Floor Landing

Bedroom 1

12'6 x 8'5 (to wardrobes) (3.81m x 2.57m (to wardrobes))

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

13'0 x 10'1 (3.96m x 3.07m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

6'0 x 7'9 (1.83m x 2.36m)

Radiator.

Bathroom

Modern 4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Heated towel rail.

External

Corner plot with gardens to the front, side & rear, and a driveway and detached garage to the rear. Overlooks fields to the front.

Tenure & Council Tax

We have been advised that this property is Freehold with chief rent of approx. £10 per annum. 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.