



NPE

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For Sale

61 Cosgrove Crescent, Failsworth - EPC: C £248,950



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Energy performance certificate (EPC)

61 Cosgrove Crescent Fallowfield MANCHESTER M35 0JX	Energy rating	Valid until:	14 October 2035
	C	Certificate number:	2432-2000-0052-3097-5095

Property type	Semi-detached bungalow
Total floor area	100 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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 B
55-68	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

****OFFERS OVER £254,950****CHAIN FREE****POPULAR LOCATION****MODERN INTERIOR****EXTENDED TO REAR****LARGE CONSERVATORY****EXTENDED DORMER TO REAR****OVERLOOKS FIELDS TO REAR**** We offer for sale this deceptively spacious, modern & extended 3 bedroom semi detached dormer bungalow, situated in a popular location, ideal for the older couple or family. The property is mostly double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, 2 ground floor bedrooms, modern fitted kitchen, modern 3 piece shower room, morning room, lounge, dining room, uPVC conservatory and large dormer room. Externally, the property has the benefit of a garden to the front, a long driveway to the side leading to a detached garage and a garden to the rear. Overlooks fields to the rear.

Porch

Entrance Hallway

Bedroom 1

14'3 x 12'1 (4.34m x 3.68m)

Front aspect. Bay window. Radiator.

Kitchen

12'9 x 8'2 (3.89m x 2.49m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

Inner Hallway

Fixed stairs leading to bedroom 3 dormer.

Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

Morning Room

6'11 x 9'8 (2.11m x 2.95m)

Radiator.

Bedroom 2

9'0 x 9'6 (2.74m x 2.90m)

Rear aspect. Radiator.

Lounge

14'3 x 10'10 (4.34m x 3.30m)

Radiator. Opening through to dining room.

Dining Room

8'10 x 9'7 (2.69m x 2.92m)

Radiator. Patio doors to conservatory.

uPVC Conservatory

9'3 x 17'8 (2.82m x 5.38m)

Radiator.

Bedroom 3

18'2 x 10'0 (5.54m x 3.05m)

Dormer rear aspect. Spindled balustrade. Beamed ceiling. Fixed stairs off inner hallway.

External

Garden to the front, a long driveway to the side leading to a detached garage and a garden to the rear. Overlooks fields to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band C with Oldham Council.

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

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