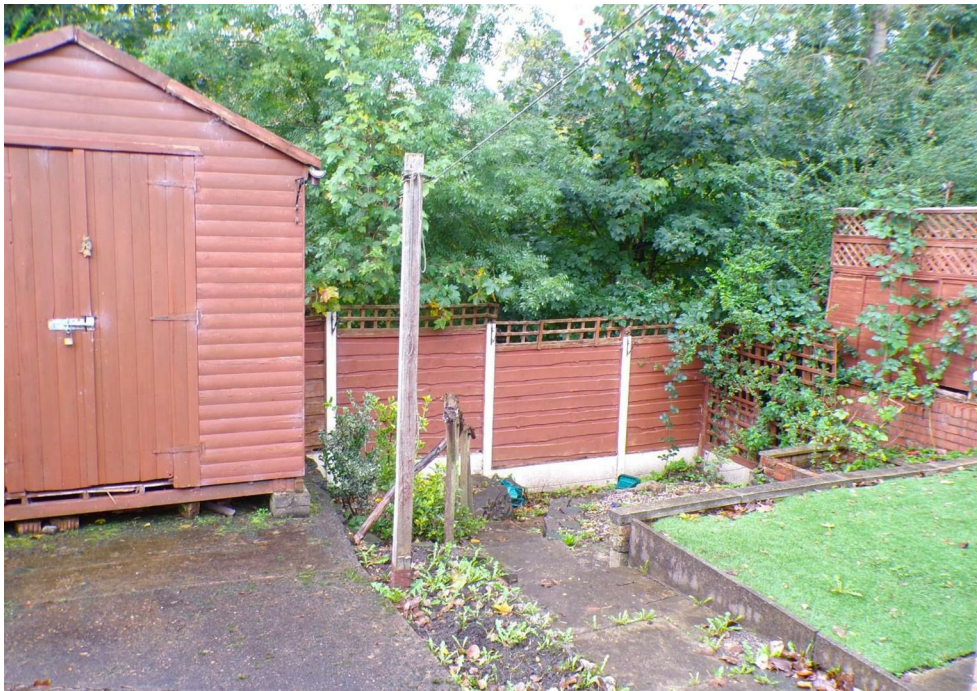




NPE

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For Sale

8 Cosgrove Road, Failsworth - EPC: D £230,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

8 Cosgrove Road Fallswoth MANCHESTER M35 0TF	Energy rating D	Valid until: 20 October 2036 Certificate number: 6536-0620-0609-0679-7226
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Property type	Semi-detached bungalow
Total floor area	56 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.

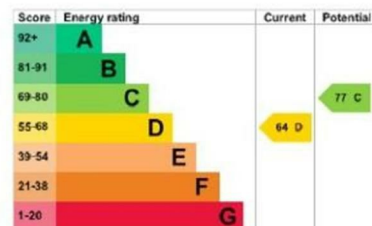
[See how to improve this property's energy efficiency.](#)

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****VERY POPULAR LOCATION****WELL MAINTAINED****CONSERVATORY TO REAR**** OVERLOOKS WOODLAND TO REAR****IDEAL FOR OLDER COUPLE**** We offer for sale this spacious & well maintained 2 bedroom semi detached true bungalow, situated in a popular location, ideal for the older couple. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, spacious lounge, fitted kitchen, 3 piece white shower room, 2 bedrooms and a uPVC conservatory. Externally, the property has the benefit of a garden to the front, a driveway to the side and a garden to the rear. Directly overlooks woodland to the rear.

Entrance Hallway

Radiator.

Lounge

15'1 x 12'0 (4.60m x 3.66m)

Fitted electric fire. Feature fireplace. Bay window. Radiator.

Kitchen

13'0 x 8'4 (3.96m x 2.54m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

Inner Hallway

Radiator. Loft access.

Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

Bedroom 1

12'11 x 10'9 (3.94m x 3.28m)

Rear aspect. Radiator.

Bedroom 2

8'4 x 9'9 (2.54m x 2.97m)

Rear aspect. Radiator.

uPVC Conservatory

8'4 x 12'10 (2.54m x 3.91m)

Radiator.

External

Gardens to the front & rear, and a driveway to the side. Directly overlooks woodland to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold with a chief rent of approx. £8 per annum. The council tax is in Band A 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.