



Saltzman & Co
Estate Agents

£280,000
61 Cosgrove Crescent, Failsworth, Manchester, Lancashire,
M35 0JX



- THREE BEDROOM
- IMMACULATE THROUGHOUT
- NEW SHOWER ROOM
- CONSERVATORY
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- COUNCIL TAX C

- SEMI DETACHED BUNGALOW
- NEW FITTED KITCHEN
- DINING AREA
- LOUNGE
- DETACHED GARAGE
- FREEHOLD
- NO VENDOR CHAIN



Property Description

**** THREE BEDROOMED SEMI DETACHED BUNGALOW ** NO VENDOR CHAIN *** NEW FITTED KITCHEN ** NEW SHOWER ROOM ** CONSERVATORY ** DRIVEWAY PARKING AND DETACHED GARAGE **** Saltsman and Co Estate Agents welcome to the open market this well presented three bedroomed semi detached bungalow for sale with no vendor chain. This property has recently undergone a programme of updating and is ready for any buyer to move straight into and make their own. Briefly, the accommodation comprises: entrance porch, entrance hall, bedroom, modern fitted kitchen, dining room, shower room, bedroom, office area, conservatory, and lounge to the ground floor. Bedroom to the first floor. To the front of the property is a low maintenance garden with area laid to lawn with driveway providing off road parking and leading to detached garage. To the rear of the property is an enclosed garden. The family home is perfectly situated to offer easy access to local amenities and transportation connections. The warm and welcoming bungalow is mainly uPVC double glazed and is warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the high standard and generous living accommodation contained within.

ENTRANCE PORCH

uPVC double glazed front entrance doors opening into the entrance porch. Front entrance door providing access to entrance hall.

ENTRANCE HALL

Access to all ground floor living accommodation. Stairs to first floor bedroom. Radiator, light, and power points.

BEDROOM *14'69 into bay x 12'14*

uPVC double glazed bay window to the front elevation. Radiator, light, and power points.

KITCHEN *12'82 x 8'25*

Window to the front elevation and window to the side elevation. Fitted with a range of wall and base units with worksurface over with inset four ring gas hob with extractor above and oven beneath. Plumbing for washing machine and plumbing for dishwasher. Tiled to splash back areas, radiator, light and power points.

DINING ROOM *14'43 max point x 9'67 max point*

Window to the side elevation, radiator, light, and power points.

SHOWER ROOM *6'99 x 5'10*

Window to the side elevation. Walk in glass screen shower cubicle with wall mounted shower. Hand wash unit and low level wc. Tiled to walls, wall mounted heated chrome towel rail, and light point.

BEDROOM *9'49 x 8'94*

uPVC double glazed window to the rear elevation. Radiator, light, and power points.

LOUNGE *14'45 x 10'83*

Attractive fire with complementary surround and hearth. Radiator, light, and power points.

OFFICE AREA *9'60 x 8'89*

Double glazed sliding patio doors provide access to conservatory. Radiator, light, and power points.

CONSERVATORY *17'56 x 9'24*

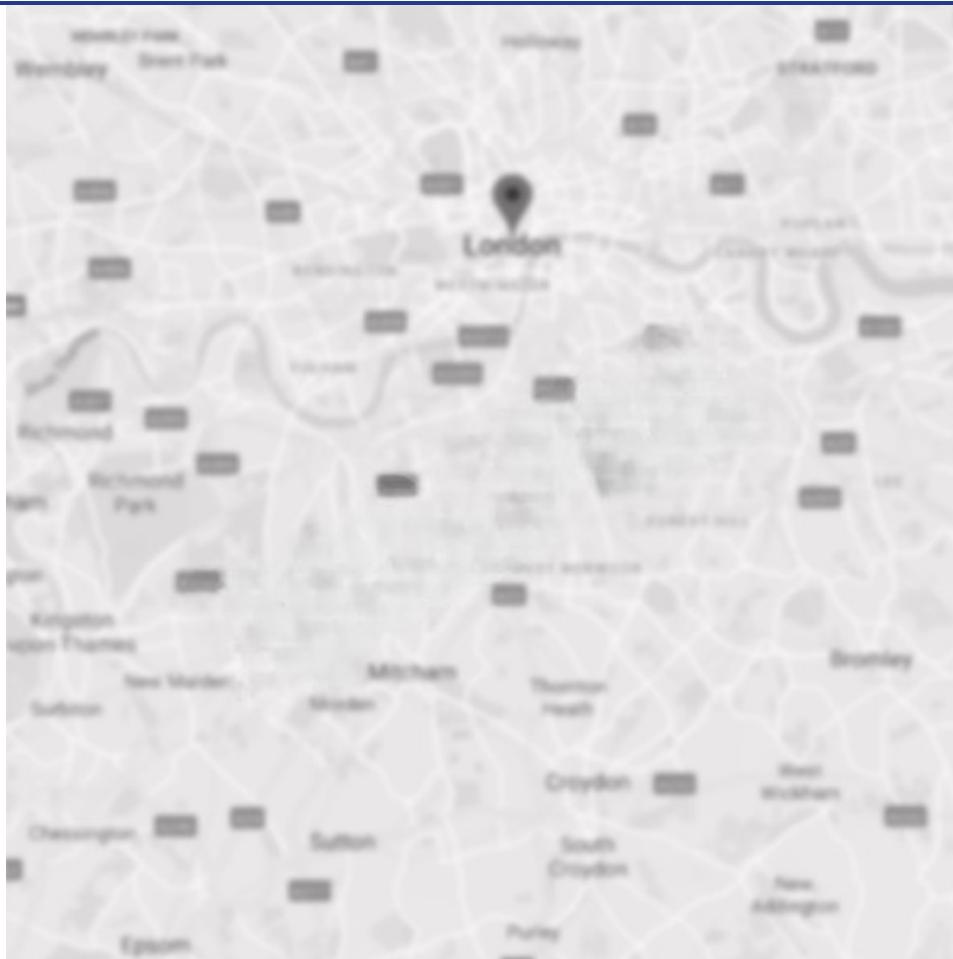
uPVC double glazed construction. uPVC double glazed doors providing access to the rear garden.

FIRST FLOOR

Stairs to bedroom.

BEDROOM *25'01 x 10'03*

Window to the rear elevation. Radiator, light, and power points.



61 Cosgrove Crescent
Failsworth
MANCHESTER
M35 0JX

Energy rating

C

Valid until
14 October 2035

Energy rating and score
Certificate number
This property's energy rating is C. It has the potential to be B.
2432-2000-0057-3097-3095

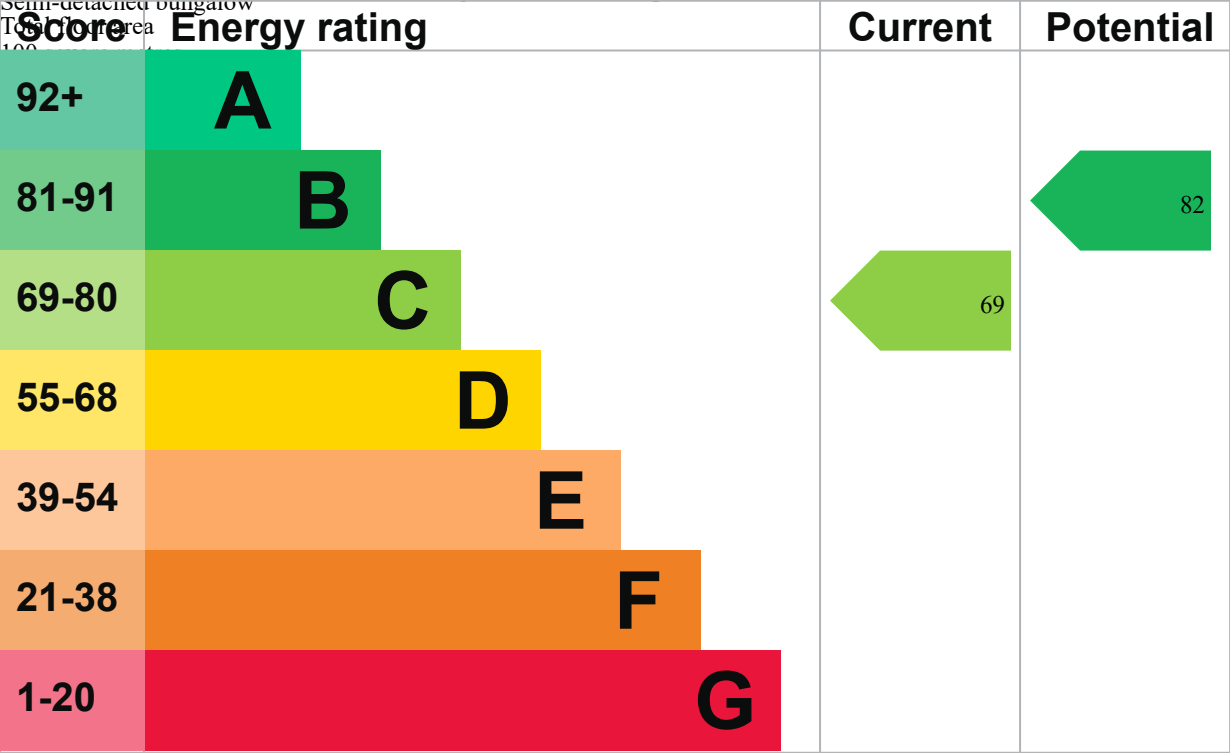
Properties can be let if they have an energy rating from A to E.

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

Property type
You can read [guidance for landlords on the regulations and exemptions.](#)

Semi-detached bungalow

Total floor area
100



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.

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.

the average energy rating is D
the average energy score is 60

How much heating and hot water bills when it was assessed. (not tested) N/A

Secondary heating system. None N/A

Average household would need to spend £1,301 per year on heating, hot water and lighting in this property. These costs usually make up the majority of primary energy use.

Our EnergyCheck can help you understand your energy use and how you could save money. They may help you access better energy deals.

[▶ Find out how to get a smart meter](#)

Impact on the environment

This property's enviro.
Heating this property

Estimated energy needed in this property is:

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they
Advice on making energy saving improvements
0129 331111 or visit www.improvetheenergyefficiency.co.uk

Who to contact about this certificate

2,484 kWh per year for hot water

Typical average household produces property's energy assessment or certificate. Typical annual installation cost the assessor who created typical yearly saving

0. Thermal insulation (suspended floor)	£5,000 - £10,000	£106
1. You may be eligible for help with the cost of improvements:		
2. Replacing non-programmable thermostat	£220 - £250	£56
3. Stopping hot CO ₂ panels	£8,000 - £10,000	£260

Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme).

► Do I need to follow these steps in order?

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ptservices189@hotmail.com

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Quidos Limited

Assessor's ID

0UID207592

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

15 October 2025

Date of certificate

15 October 2025

Type of assessment

► Show information about the RdSAP