

- 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 25'07 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

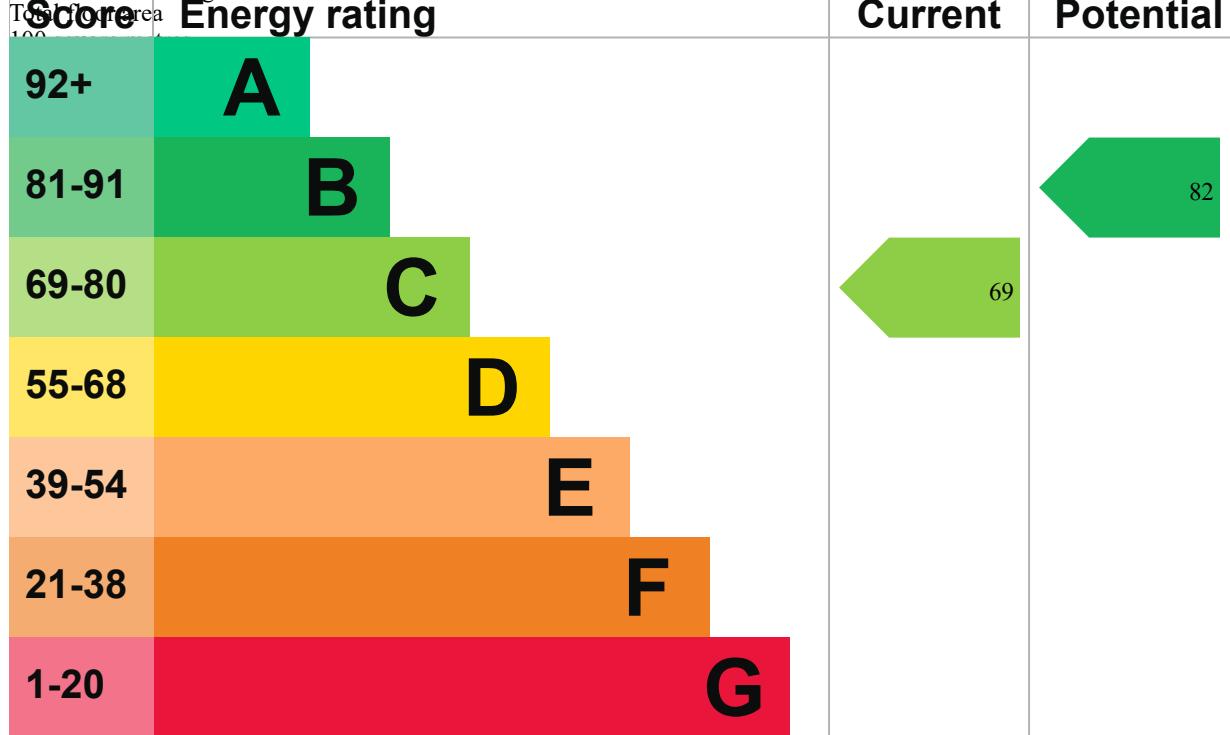
Energy rating and score
Certificate number

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



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.

Features in this property

For properties in England and Wales: 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.

Additional 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.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 270 mm loft insulation	Very good
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Smart meters	(not tested)	N/A

How much did my energy bills when it was assessed?
Secondage 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 your energy use. They primary energy use for this property is 195 kWh/m² (kWh/m²). They may help you access better energy deals.

You could save £163 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2025 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C. 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 produce each year.

Advice on making energy saving improvements

[What can I do about my energy bill](https://www.gov.uk/government/cost-estimates/what-can-i-do-about-my-energy-bill)

Costs for improvements for hot water

How average household produces property's energy assessment or certificate	Typical cost to the assessor who created the assessment	Typical yearly saving
Help paying for energy saving improvements	£5,000 - £10,000	£106
Replacing insulation (suspended floor)	£220 - £250	£56
Replacing thermostats (room thermostat)	£8,000 - £10,000	£260
Replacing lightbulbs		
Replacing solar panels		

[Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/government/schemes/boiler-upgrade-scheme)

How much CO₂ will follow these steps in order?

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

Email ptservices189@hotmail.com

Checking these basic 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

QUID207592

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