



# NPE

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## For Sale

61 Cosgrove Crescent, Failsworth - EPC: C £259,950



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## Energy performance certificate (EPC)

61 Cosgrove Crescent Fallowfield MANCHESTER M35 0JX	Energy rating	Valid until:	14 October 2035
	<b>C</b>	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.

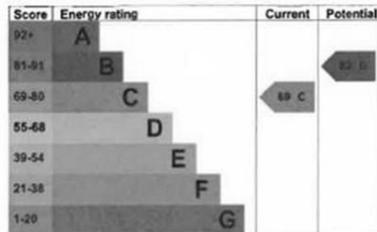
See [how to improve this property's energy efficiency](#).

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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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*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.

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.