








## 58 Fallowfield Way

Offers Over £230,000

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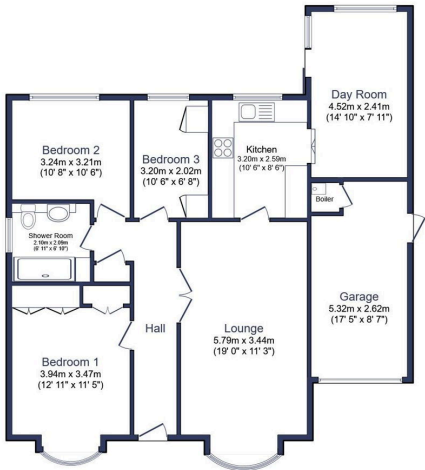
- Detached Bungalow
- Three Bedrooms (Two With Built-In Storage)
- Modern Wet Room
- Large Front Aspect Living Room
- Modern Re-Fitted Kitchen
- Separate Dining Room
- Mature Front & Rear Gardens
- Garage With Roller Door & Driveway
- No Onward Chain
- Desirable Location





A spacious detached bungalow located within a no thru road on the much sought after Fallowfield Estate at the West end of town. Offered with no onward chain, this single storey dwelling has three bedrooms (two of which have built-in wardrobes) a modern re-fitted shower room along with a modern kitchen. On either side of the kitchen you'll find a large front aspect living room as well as a separate dining room from which you have direct access to the good-sized enclosed rear garden that benefits from gated side access. This home includes a single garage with electric roller door and driveway to the front.

In need of updating in parts, there's a great deal of home on offer for your money, especially considering it's desirable location. We look forward to showing you round soon.



Total floor area 102.0 m<sup>2</sup> (1,098 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

11/07/2024, 10:26 Energy performance certificate (EPC) - Final or energy certificate - GYR/UK

Energy performance certificate (EPC)		
58 Fallowfield Way ASHTON M15 6LD	Energy rating <b>D</b>	Valid until: 21 August 2033
Property type Detached bungalow		Certificate number: 4137-3628-8200-0041-0296
Total floor area 84 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/landlords-tenants-registered-property-minimum-energy-efficiency-standard-sans)  
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**Energy rating and score**

This property's energy rating is D. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/4137-3628-8200-0041-0296>

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