



- THREE BEDROOMED
- SEMI DETACHED
- FAMILY LOUNGE
- SHOWER ROOM
- uPVC Dg & GCH

- EXTENDED
- SEPARATE DINING ROOM
- FITTED KITCHEN
- POPULAR LOCATION
- NO VENDOR CHAIN



Property Description

****FRESHLY DECORATED AND NEW FITTED CARPETS** FANTASTIC THREE BEDROOMED EXTENDED SEMI DETACHED** NO VENDOR CHAIN**SEPARATE EXTENDED DINING ROOM** NEWLY FITTED SHOWER ROOM**** Saltsman and Co Estate Agents welcome to the open market this three bedroomed extended semi detached family home for sale with no vendor chain. This property has been well cared for by its current owner and is ready for any buyer looking for a generous sized family home to move straight into. This property is conveniently located a short distance from local amenities, transport links, and highly regarded schools. Briefly, the accommodation comprises; a bright welcoming entrance hall, family lounge, extended dining room and extended kitchen to the ground floor. Three bedrooms and shower room to the first floor. To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed garden stocked with plant and shrub borders. This family home is uPVC double glazed and warmed via gas central heating.

ENTRANCE HALL

Double glazed front door opening into bright and welcoming entrance hall. Under stairs cupboard and cupboard housing meters. Laminate flooring, radiator, light and power points. Stairs providing access to all first floor accommodation. Doors providing access to kitchen, dining room and lounge.

LOUNGE 14'13 x 12'00

uPVC double glazed window to the front elevation. Feature fire with attractive surround and hearth. Radiator, light and power points.

DINING ROOM 14'10 x 11'27 max point

uPVC double glazed sliding patio door providing access to the rear garden. Radiator, light and power points.

KITCHEN

uPVC double glazed window to the side elevation with sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over with inset four ring electric hob with extractor hood above. Space for free standing fridge freezer and plumbing for washing machine. Tiled to splash back areas and tiled to floor. Useful under stairs pantry cupboard. Double glazed door providing access to the side and rear garden. Light and power points.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE 12'52 max point x 10'77

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

BEDROOM TWO 10'77 x 8'56

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

BEDROOM THREE 8'50 x 6'89

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

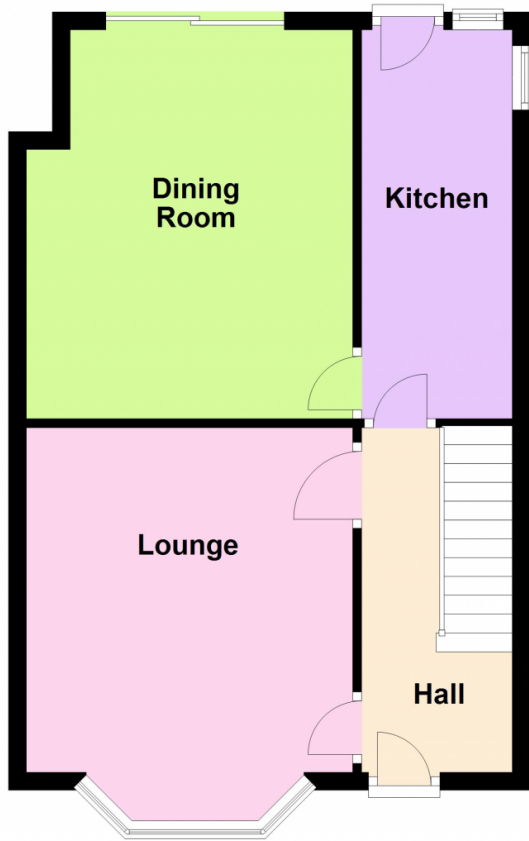
SHOWER ROOM

uPVC double glazed window to the rear elevation. Low level wc, hand wash unit and walk in glass screen corner shower cubicle with wall mounted shower. Tiled to walls, wall mounted radiator, and light point.

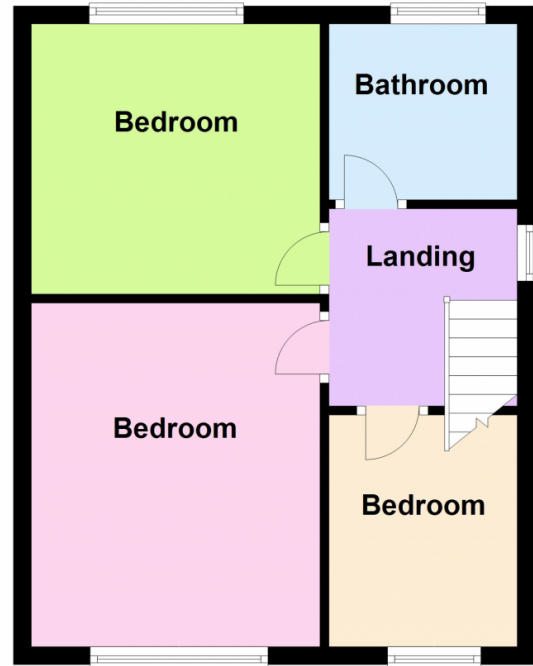
OUTSIDE

To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed garden stocked with plant and shrubs with small garden pond.

Ground Floor



First Floor



Energy performance certificate (EPC)

10 Shakespeare Road Droylsden MANCHESTER M43 7YQ	Energy rating D	Valid until: 12 November 2033 <hr/> Certificate number: 2100-9769-5070-2192-8101
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Property type Semi-detached house

Total floor area 81 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 current 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 273 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,024 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £164 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,857 kWh per year for heating
- 1,910 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.9 tonnes of CO₂

This property's potential production 2.7 tonnes of CO₂

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

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

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£90
2. Solar water heating	£4,000 - £6,000	£75
3. Solar photovoltaic panels	£3,500 - £5,500	£593

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Akers
Telephone	07884024731
Email	info@hfill.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207956
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 November 2023
Date of certificate	13 November 2023
Type of assessment	RdSAP