



- THREE BEDROOMED
- WELL PRESENTED THROUGHOUT
- MODERN FAMILY BATHROOM
- LEASEHOLD
- FIRST TIME BUYER OPPORTUNITY

- END QUASI SEMI DET
- MODERN DINING KITCHEN
- OFF ROAD PARKING
- DG & GCH
- EARLY VIEWING ADVISED



Property Description

**** FANTASTIC FIRST TIME BUYER OPPORTUNITY** THREE BEDROOMED MODERNISED END QUASI SEMI** DRIVEWAY PARKING**** * Saltsman and Co Estate Agents welcome to the open market this modern three bedroomed end quai semi detached property for sale. This property has been well cared for and maintained by its current owner making it an ideal purchase for any first time buyer looking for a property to move straight into. Briefly, the accommodation comprises; entrance hall, lounge opening to dining kitchen to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance garden providing off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn. This family home is perfectly located a short distance from local amenities, popular primary and secondary schools and the convenient Manchester City Centre Metro link and Manchester M60 motorway. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

LOUNGE 15'33 x 12'59

uPVC composite front entrance door opening into spacious lounge. uPVC double glazed window to the front elevation with radiator beneath. Feature living flame gas fire with attractive surround and hearth. Stairs to all first floor accommodation and arch opening to dining kitchen. Light and power points.

DINING KITCHEN 15'23 x 8'67

Modern day living dining kitchen with uPVC double glazed window to the rear elevation with sink and drainer beneath. Fitted with a comprehensive range of modern wall and base units including a magic corner cupboard with complementary worksurface with inset four ring gas hob with oven/ grill beneath and extractor above. Integrated fridge freezer, washing machine and dishwasher. Breakfast bar incorporating storage cupboards. Tiled to splash back areas and wooden tiled effect flooring. uPVC double glazed patio doors providing access to larger than average rear garden.

LANDING 9'36 x 6'41

Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE 11'15 x 9'68

uPVC double glazed window, radiator, light and power points.

BEDROOM TWO 9'92 x 9'68

uPVC double glazed window, radiator, light and power points.

BEDROOM THREE 8'04 x 6'58

uPVC double glazed window, radiator, light and power points.

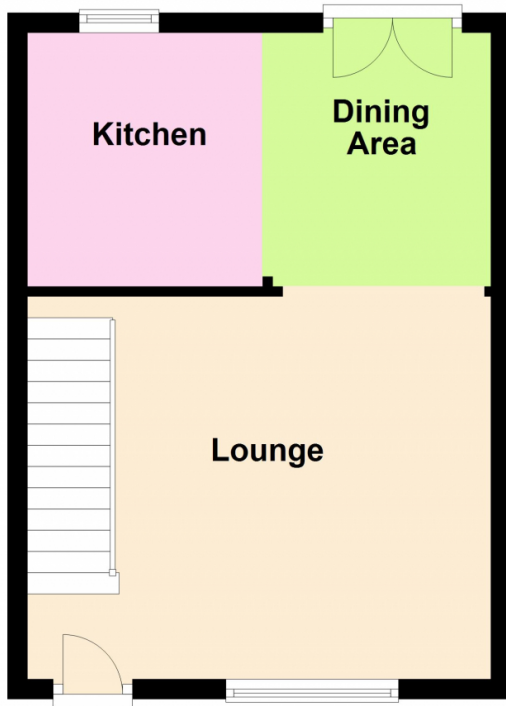
BATHROOM 6'64 x 5'28

uPVC double glazed window. Modern family bathroom comprising p - shaped panel bath with wall mounted mixer tap shower. Low level wc and hand wash vanity unit with storage cupboards below. Modern wall mounted radiator. Wall mounted led bathroom mirror. Fully tiled to walls and floor. Light point.

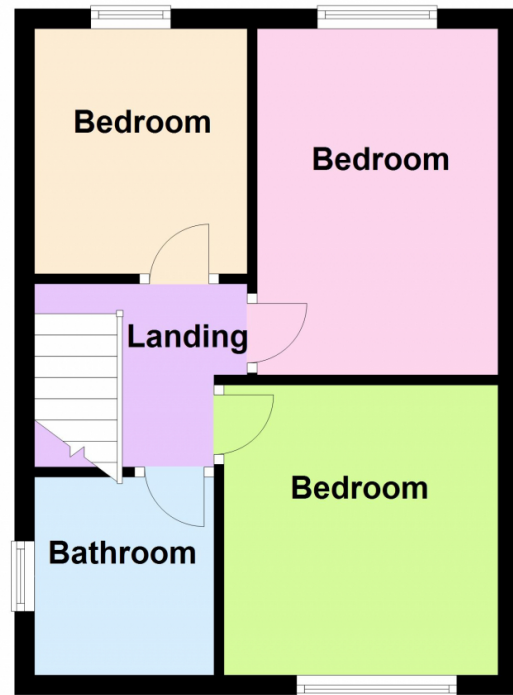
OUTSIDE

To the front of the property is a low maintenance garden providing off road parking. To the rear of the property is an enclosed larger than average family garden with patio and area laid to lawn.

Ground Floor



First Floor



Energy performance certificate (EPC)

16 Clough Road Droylsden MANCHESTER M43 7NG	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 14 January 2034 <hr/> Certificate number: 0917-9144-8002-0599-1106
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Property type	End-terrace house
Total floor area	59 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 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, 150 mm loft insulation	Good
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
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,336 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 £170 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 6,653 kWh per year for heating
- 1,839 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 2.5 tonnes of CO2

This property's potential production 1.3 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	£96
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	11 January 2024
Date of certificate	15 January 2024
Type of assessment	RdSAP