



- THREE BEDROOM
- WELL PRESENTED
- MODERN KITCHEN
- GARAGE
- NO VENDOR CHAIN

- SEMI DETACHED
- INTEGRATED APPLIANCES
- MODERN BATHROOM
- DG & GCH
- FANTASTIC FAMILY SIZED PROPERTY



## **Property Description**

**\*\*FANTASTIC FAMILY HOME\*\* WELL PRESENTED THROUGHOUT\*\* NO VENDOR CHAIN\*\* DRIVEWAY AND DETACHED GARAGE\*\*** Welcome to your future home! Saltsmans and Co Estate Agents welcome to the open market this three-bedroom semi-detached property which is an epitome of modern living and impeccable presentation, offering you a seamless transition into your dream lifestyle.

Step into a contemporary kitchen boasting integrated appliances, making meal preparation a delightful experience. The open plan lounge seamlessly merges with the dining room, creating a spacious and inviting atmosphere. Patio doors open to reveal a tranquil enclosed rear garden, providing the perfect setting for relaxation and entertaining guests.

Convenience is at your doorstep with this property's prime location, offering easy access to local amenities, transport connections, and highly regarded schools. Stay cozy year-round with double glazed windows and efficient gas central heating.

Parking will never be an issue, thanks to the driveway and detached garage, ensuring ample space for your vehicles and storage needs.

Don't let this opportunity slip away—seize the chance to make this modern masterpiece your new home. Contact us today to arrange a viewing and embark on the journey to your ideal living space.

### **ENTRANCE HALL**

Composite front entrance door with uPVC double glazed windows to the side. Stairs providing access to all first floor accommodation. Light and power points.

### **LOUNGE THROUGH DINING ROOM**

uPVC double glazed window to the front elevation with radiator beneath. Laminate flooring, further radiator, light and power points. Access to kitchen and uPVC double glazed patio doors providing access to the rear garden.

### **KITCHEN**

uPVC double glazed window to the rear elevation and uPVC double glazed window to the side elevation with sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with worksurface over with inset five ring gas hob with oven/grill beneath. Integrated fridge freezer, washing machine and dishwasher. Tiled to splash back areas. Radiator, spot lights to ceiling and power points. uPVC double glazed door providing access to the rear garden.

### **LANDING**

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

### **BEDROOM**

uPVC double glazed window. Fitted floor to ceiling wardrobes with matching drawers. Radiator, light and power points.

### **BEDROOM**

uPVC double glazed window. Floor to ceiling fitted wardrobes, radiator, light and power points.

### **BEDROOM**

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

### **BATHROOM**

uPVC double glazed window. Stunning family bathroom comprising free standing deep roll top bath, walk in glass screened shower cubicle and combined low level wc and hand wash vanity unit. Tiled to walls. Radiator and light point.

### **OUTSIDE**

To the front of the property is a low maintenance garden with driveway providing off road parking for a number of cars and access to detached garage. To the rear of the property is an enclosed garden with patio and area laid to lawn.





# Energy Performance Certificate

3, Moorland Avenue, Droylsden, MANCHESTER, M43 6HN

**Dwelling type:** Semi-detached house  
**Date of assessment:** 07 May 2019  
**Date of certificate:** 08 May 2019  
**Reference number:** 8971-7325-6690-3433-5906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 84 m<sup>2</sup>

## Use this document to:

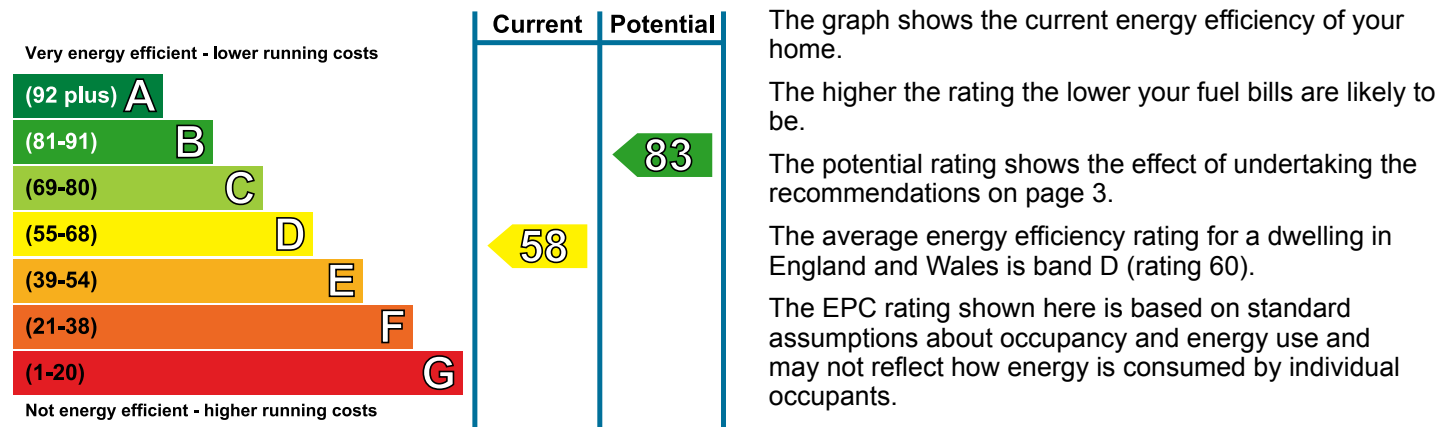
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,913</b>
<b>Over 3 years you could save</b>	<b>£ 1,026</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 1,839 over 3 years	£ 1,488 over 3 years	
Hot Water	£ 891 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,913</b>	<b>£ 1,887</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 69
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153
3 Heating controls (programmer and TRVs)	£350 - £450	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, filled cavity	★ ★ ★ ☆ ☆
Roof	Pitched, 100 mm loft insulation	★ ★ ★ ☆ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Fully double glazed	★ ★ ★ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Room thermostat only	★ ★ ☆ ☆ ☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system, no cylinder thermostat	★ ★ ★ ☆ ☆
Lighting	Low energy lighting in all fixed outlets	★ ★ ★ ★ ★

Current primary energy use per square metre of floor area: 313 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	9,145	(806)	N/A	N/A
Water heating (kWh per year)	5,190			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Increase loft insulation to 270 mm	£100 - £350	£ 23	D59
Floor insulation (suspended floor)	£800 - £1,200	£ 51	D61
Heating controls (programmer and TRVs)	£350 - £450	£ 29	D62
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 158	C69
Solar water heating	£4,000 - £6,000	£ 81	C72
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 274	B83

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Micro CHP

## Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone **0800 444202** for England and Wales.



## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at [www.stroma.com](http://www.stroma.com).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** STRO008634  
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**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 4.6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 2.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

