



- FOUR BEDROOMED
- NEWLY FITTED SHOWER ROOM
- FITTED KITCHEN
- POPULAR LOCATION
- REAR GARDEN
- NO VENDOR CHAIN

- DET DORMA BUNGALOW
- DOWNSTAIRS SHOWER ROOM
- SEPARATE DINING ROOM
- DRIVEWAY PARKING
- uPVC DG & GCH
- EARLY VIEWING ADVISED



Property Description

DO NOT MISS THIS FANTASTIC OPPORTUNITY THESE PROPERTIES DO NOT BECOME AVAILABLE OFTEN** FOUR BEDROOM DETACHED BUNGALOW FOR SALE WITH NO VENDOR CHAIN** Saltsmans and Co estate agents welcome to the open market this four bedroomed detached dorma bungalow for sale with no vendor chain. Nestled in a sought-after residential area this property offers the perfect balance of quiet rural life with the convenience of close city centre access. Boasting a versatile layout, this family home has recently undertaken some programme of updating by its current owners but still provides further options for its new owners to add their own personal touches. Downstairs, two rooms offer flexibility for use as bedrooms, a dining room, or an office, complemented by the convenience of a downstairs shower room. A driveway ensures off-road parking, while the enclosed family-sized rear garden invites outdoor enjoyment. With proximity to local amenities, primary and secondary schools, and transportation options including the city center metro link and motorways, convenience is at your doorstep. Enjoy the comfort of UPVC double glazing and gas central heating in this realistically priced family home. Internal viewing is strongly advised to appreciate the generous versatile living accommodation contained within.

PORCH INTO ENTRNACE HALLWAY

uPVC double glazed front entrance door opening into porch leading to entrance hallway. Cardine flooring, radiator, light and power points. Access to ground floor accommodation and stairs to first floor accommodation.

KITCHEN 17'09 x 7'75

uPVC double glazed window to the front elevation with radiator beneath. uPVC double glazed window to the side elevation with stainless steel sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with complementary worksurface over. Wall mounted Navien boiler. Space for cooker, space for fridge freezer and plumbing for washing machine. Light and power points.

SHOWER ROOM

uPVC double glazed window to the side elevation. Walk in glass screen shower cubicle, pedestal hand wash, bidet, and low level wc. Tiled to walls and tiled to floors. Radiator and light point.

LOUNGE 16'58 x 10'87

uPVC double glazed window to the rear elevation with radiator beneath. Cardine flooring, light, and power points.

DINING ROOM/ OFFICE/ BEDROOM 16'08 x 8'29

uPVC double glazed window with radiator beneath. Further radiator, light and power points.

BEDROOM 12'84 x 10'00

uPVC double glazed window to the rear elevation with radiator beneath. Laminate flooring, light and power points.

BEDROOM 16'09 x 10'37

uPVC double glazed window with radiator beneath. Fitted wardrobes and drawers. Light and power points.

BEDROOM 13'25 x 7'5

uPVC double glazed window. Useful storage cupboards, radiator, laminate flooring, light and power points.

SHOWER ROOM

Newly fitted shower room with Velux window. Modern walk in shower unit with double headed mixer tap rainfall shower, hand wash vanity unit and low level wc. tiled to walls and floor. Wall mounted heated chrome towel rail and light point.

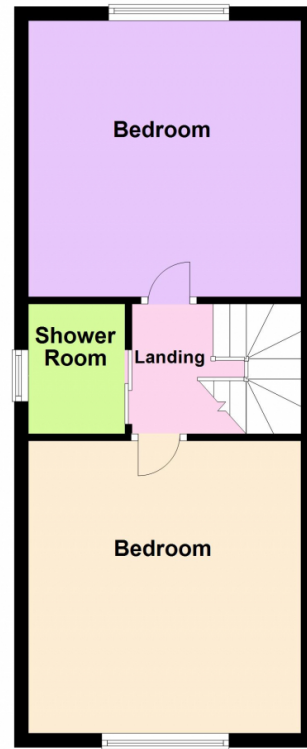
OUTSIDE

To the front of the property is a low maintenance block paved driveway and garden with plant and shrub borders. To the rear of the property is a pleasant family sized garden.

Ground Floor



First Floor



Energy performance certificate (EPC)

211 Lumb Lane
Audenshaw
MANCHESTER
M34 5RX

Energy rating

D

Valid until:

18 March 2034

Certificate
number:

0975-1201-8104-9556-
1104

Property type Detached house

Total floor area 119 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 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		79 C
55-68	D	56 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	Roof room(s), no insulation (assumed)	Very poor
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	None	N/A

Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,439 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 £857 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:

- 23,049 kWh per year for heating
- 2,191 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

This property produces 6.4 tonnes of CO₂

This property's potential production 3.1 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£655
2. Floor insulation (suspended floor)	£800 - £1,200	£145
3. Solar water heating	£4,000 - £6,000	£57
4. Solar photovoltaic panels	£3,500 - £5,500	£507

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@hfil.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	15 March 2024
Date of certificate	19 March 2024
Type of assessment	RdSAP