

- THREE BEDROOM
- FAMILY LOUNGE
- POPULAR LOCATION
- CLOSE TO SCHOOLS
- uPVC DG
- NO VENDOR CHAIN

- END QUASI
- DINING KITCHEN
- CLOSE TO AMENITIES
- CORNER PLOT
- GCH



Property Description

****FIRST TIME BUYERS** WELL PRESENTED** CORNER PLOT** NO VENDOR CHAIN**** Saltsmans and Co Estate Agents welcome to the open market this well presented three bedroomed end quasi semi detached family home for sale with no vendor chain. This property is perfectly located a short distance from local amenities, highly regarded primary and secondary schools and transport connections including the city centre Manchester Metro link and Manchester M60 motorway junctions. This property is ready for any buyer to move straight into and add their personal touches and benefits from a lovely sized side and rear garden. Briefly, the accommodation comprises; entrance hall, lounge and dining kitchen to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance concrete print garden headed by a low level brick built wall with low level wrought iron access gate. Further access gate to the side and rear garden. To the rear of the garden is a larger than average enclosed split garden with large patio area and separate area laid to lawn making it an ideal family garden for pets and children. This family home has been well cared for by its current owner and is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised.

ENTRANCE HALL

uPVC double glazed front entrance door. Stairs to first floor accommodation and access to lounge.

LOUNGE 13'92 x 10'22

uPVC double glazed window to the front elevation with radiator beneath. Fire with attractive surround and hearth. Meter cupboard. Light and power points. Glass panel door providing access to kitchen diner.

KITCHEN DINER 14'87 x 8'01

Two uPVC double glazed windows to the side elevation with stainless sink and drainer unit beneath. Fitted with a range of wall and base units with work surface over. Space for free standing cooker, plumbing for washing machine and plumbing for dish washer. Wall mounted boiler. uPVC double glazed door providing access to the rear garden and uPVC double glazed French doors providing access to the rear garden.

LANDING

uPVC double glazed window. Access to bedrooms and bathroom. Light point.

BEDROOM ONE 11'42 x 8'59

uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

BEDROOM TWO 10'59 x 8'85

uPVC double glazed window to the rear elevation with radiator beneath. Loft access point to boarded loft with light point. Laminate flooring, light and power points.

BEDROOM THREE 5'98 x 5'91

uPVC double glazed window to the front elevation. Light and power points.

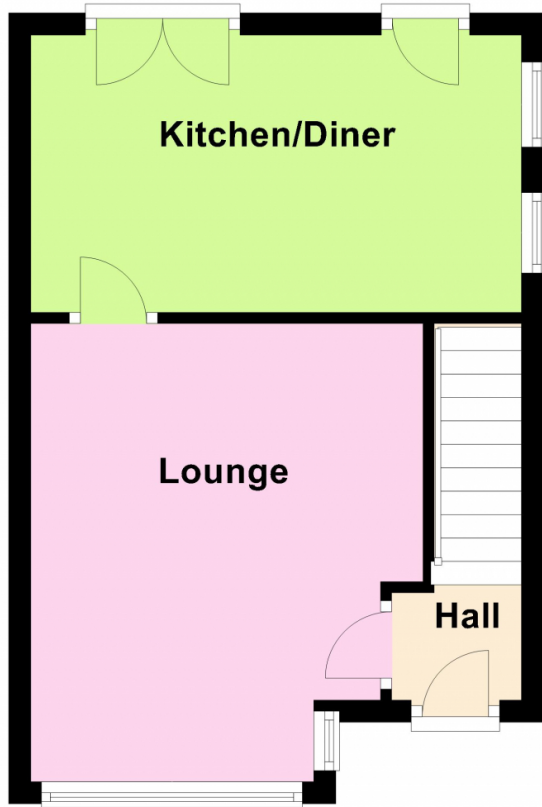
BATHROOM

uPVC double glazed window to the rear elevation. White bathroom suite comprising a panel bath with over head shower, low level wc and pedestal hand wash basin. Fully tiled to walls, radiator and light point.

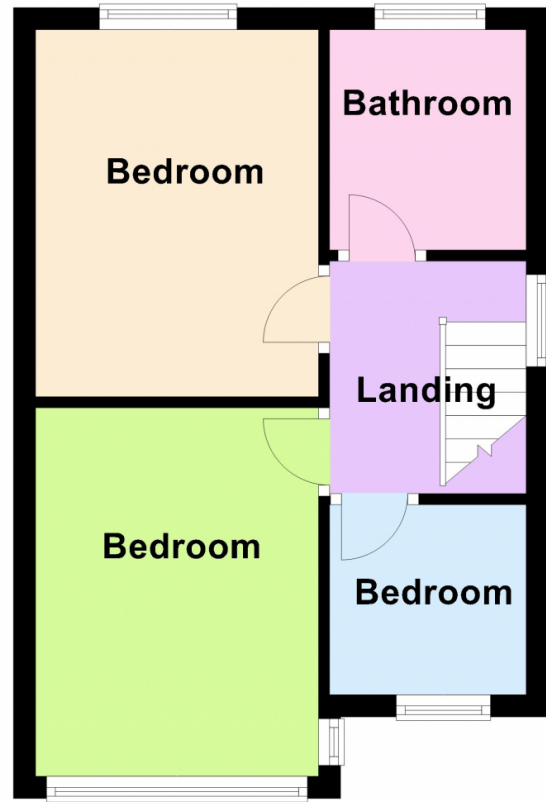
OUTSIDE

To the front of the property is a low maintenance concrete print garden with a front gate and matching lockable access gate to the side and rear garden. To the rear of the property is a larger than average, well maintained garden with patio to the side and rear and separate divided area laid to lawn with well stocked flower beds and a garden shed making this an ideal family garden for both pets and families to enjoy.

Ground Floor



First Floor



Energy performance certificate (EPC)

2 Hampshire Road
Droylsden
MANCHESTER
M43 7PL

Energy rating

D

Valid until: **10 April 2034**

Certificate number: **2190-3954-3040-1102-1105**

Property type **Semi-detached house**

Total floor area **56 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		78 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, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
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 371 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

How this affects your energy bills

An average household would need to spend **£1,443 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 £302 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:

- 10,094 kWh per year for heating
- 1,789 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.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **3.6 tonnes of CO₂**

This property's potential production **1.9 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. Cavity wall insulation	£500 - £1,500	£127
2. Floor insulation (suspended floor)	£800 - £1,200	£69
3. Heating controls (room thermostat)	£350 - £450	£50
4. Solar water heating	£4,000 - £6,000	£55
5. Solar photovoltaic panels	£3,500 - £5,500	£502

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	9 April 2024
Date of certificate	11 April 2024
Type of assessment	RdSAP
