



- LARGE DETACHED FAMILY HOME
- DETACHED HOME OFFICE TO REAR WITH KITCHEN AND TOILET
- BASEMENT
- FRONT & REAR GARDENS
- PRIME LOCATION FOR CITY CENTRE ACCESS
- SEPARATE DINING ROOM

- CORNER PLOT
- FITTED KITCHEN
- BASEMENT UTILITY ROOM
- LARGE LOUNGE
- OFF ROAD PARKING









## Property Description

**\*\*BOOK A VIEWING NOW\*\*THIS LARGE DETACHED FAMILY HOUSE WITH A DETACHED HOME OFFICE TO REAR \*\*  
GENEROUS LIVING ACCOMMODATION\*\*NO VENDOR CHAIN\*\* BASEMENTS\* PRIME LOCATION FOR CITY CENTRE ACCESS\*\***

Saltsman and Co Estate agents welcome to the open market Minshull Cottage **one of the last few remaining original edwardian properties in the area**, a large three-bedroom detached family home exuding elegance and space, situated on a prominent corner plot. Step through the composite long-handled front entrance door into the inviting porch, featuring decorative UPVC double glazed doors leading to the expansive family lounge, ideal for gatherings and daily life.

Adjacent is the thoughtfully designed dining room, boasting a tiled floor for easy maintenance and brightness courtesy of UPVC double glazed windows and patio doors opening to the rear garden. Beyond lies a unique multi purpose office/ out house, offering convenience and functionality. Flowing seamlessly from the dining room is the generously sized fitted kitchen, equipped with ample storage within its comprehensive range of wall and base units, complemented by a deep Belfast style sink and plenty of natural light from UPVC double glazed windows. This remarkable property also features a usable basement and utility room, perfect for managing family laundry needs. Upstairs, three spacious and modern bedrooms await, adorned with neutral decor and radiators for comfort. The family bathroom is a sanctuary, featuring a jacuzzi jet corner bath, grand pedestal hand wash unit, and low-level WC, fully tiled for relaxation. Outside, the front garden welcomes with a paved circular layout, adorned with a central tree and lush plant and shrub borders for privacy. The rear garden offers low maintenance patio areas and access to a self-contained multi use office / outhouse with gas central heating kitchen and WC, large office/ room seamlessly blending work and family life.

With UPVC double glazing and gas central heating, this property offers comfort and efficiency. Ideally situated for easy access to Manchester City Centre and universities, internal viewing is highly recommended to fully appreciate the generous living spaces and versatile amenities Minshull Cottage has to offer.

## PORCH

**LOUNGE** 22'4 x 11'1

**DINING ROOM** 12'6 x 9'2

**KITCHEN** 12'6 x 8'4

## LANDING

**BEDROOM ONE** 12'7 x 11'0

**BEDROOM TWO** 14'0 x 9'5

**BEDROOM THREE** 12'4 x 9'2

**BATHROOM** 8'5 x 5'8

## OUTSIDE

## OFFICE UNIT

**OFFICE ONE** 23'29 x 21'98

**OFFICE TWO** 10'47 x 6'76

**KITCHEN** 8'76 x 5'64

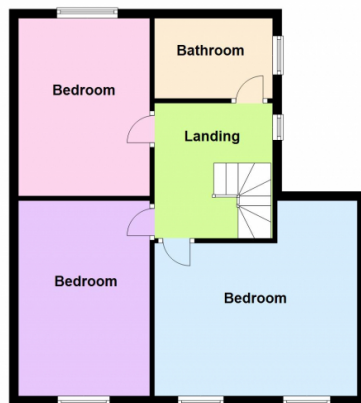




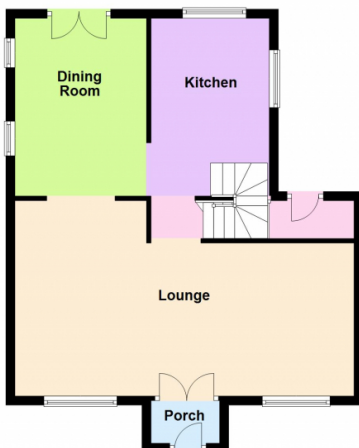
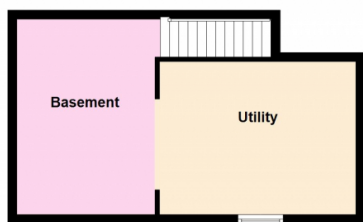
Ground Floor



First Floor



Basement



# Energy performance certificate (EPC)

159, Slade Lane  
MANCHESTER  
M19 2AF

Energy rating

**E**

Valid until: **23 March 2026**

Certificate number: **0420-2887-7574-9826-8635**

Property type	Detached house
Total floor area	102 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 E. 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		82 B
69-80	C		
55-68	D		
39-54	E	44 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)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
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 35% of fixed outlets	Average
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 398 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
-

## How this affects your energy bills

An average household would need to spend **£1,564 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 £832 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 21,932 kWh per year for heating
- 3,241 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

#### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 7.1 tonnes of CO<sub>2</sub>

This property's potential production 2.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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. Increase loft insulation to 270 mm	£100 - £350	£177
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£42
3. Cavity wall insulation	£500 - £1,500	£454
4. Floor insulation (suspended floor)	£800 - £1,200	£63
5. Low energy lighting	£55	£35

Step	Typical installation cost	Typical yearly saving
6. Solar water heating	£4,000 - £6,000	£63
7. Solar photovoltaic panels	£5,000 - £8,000	£250

## 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](http://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	Neil Garside
Telephone	02084518600
Email	<a href="mailto:sales@ehouse.co.uk">sales@ehouse.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER002189
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	23 March 2016
Date of certificate	24 March 2016
Type of assessment	<a href="#">RdSAP</a>