



- THREE BEDROOM
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- FITTED WARDROBES TO BEDROOMS
- GARDENS
- QUIET LOCATION

- SEMI DETACHED
- CONSERVATORY
- SHOWER ROOM
- DRIVEWAY & GARAGE
- uPVC DG & GCH
- EARLY VIEWING ADVISED







## Property Description

**\*\* PERFECT FAMILY HOME READY TO MOVE STRAIGHT INTO\*\* DETACHED GARAGE\*\* MODERN FITTED KITCHEN\*\* CONSERVATORY\*\* FRONT AND REAR GARDENS\*\* DRIVEWAY AND GARAGE\*\*** Saltsman and Co Estate Agents welcome to the open market this delightful three bedroomed semi detached property for sale with no vendor chain. This property has been well cared for and maintained by its current owner and is ready for any buyer to move straight into. Tucked away in a quiet residential location yet close to local amenities, popular schools, and transport connections including the popular Manchester City Centre metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises; entrance hall, lounge, modern dining kitchen and conservatory to the ground floor. Three bedrooms, shower room, and family bathroom to the first floor. To the front of the property is a low maintenance garden with area laid to lawn with driveway leading to detached garage. To the rear of the property is an enclosed garden with patio and area laid to lawn with plant and shrub borders. This family home is uPVC double-glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

### ENTRANCE HALL

Double glazed composite front entrance door opening into entrance hall. Stairs providing access to all first floor accommodation and door providing access to lounge. Radiator and light point.

### LOUNGE *14'86 x 12'58*

uPVC double glazed window to the front elevation with radiator beneath. Feature electric fire with attractive surround and hearth. Radiator, light and power points. Access to kitchen diner.

### KITCHEN DINER *16'16 x 11'04*

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath with mixer tap. Fitted with a modern comprehensive range of high gloss wall and base units with complementary worksurface with inset hob with extractor above. Integrated oven, fridge freezer and microwave. Plumbing for washing machine. Useful under stairs pantry cupboard housing Bosh combi boiler. Tiled to splash back area, radiator, laminate flooring, light and power points. Door providing access to the side and rear garden and uPVC double glazed sliding patio door providing access to conservatory

### CONSERVATORY *9'61 x 8'0*

uPVC double glazed and brick built construction with uPVC double glazed doors providing access to the rear garden. Radiator, fan ceiling light point and power points.

### LANDING

Access to bedrooms, shower room and bathroom. Loft hatch and light point.

### BEDROOM ONE *13'92 x 5'92 min*

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

### BEDROOM TWO *11'22 x 8'82*

uPVC double glazed window to the rear elevation with radiator beneath. Fitted wardrobes and top cupboards. Light and power points.

### BEDROOM THREE *9'05 x 7'78*

uPVC double glazed window to the front elevation with radiator beneath. Fitted wardrobe, light, and power points.

### SHOWER ROOM

Enclosed shower cubicle with wall mounted shower.

### BATHROOM

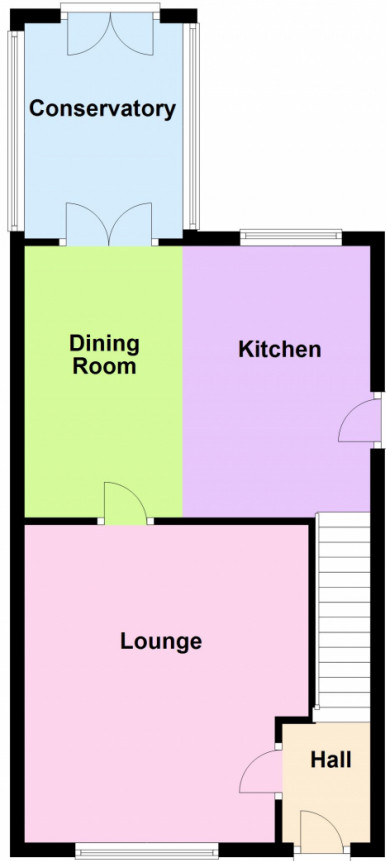
uPVC double glazed window to the rear elevation. Panel bath with mixer tap shower, pedestal hand wash basin and low level wc. Tiled to walls, radiator and light point.

### OUTSIDE

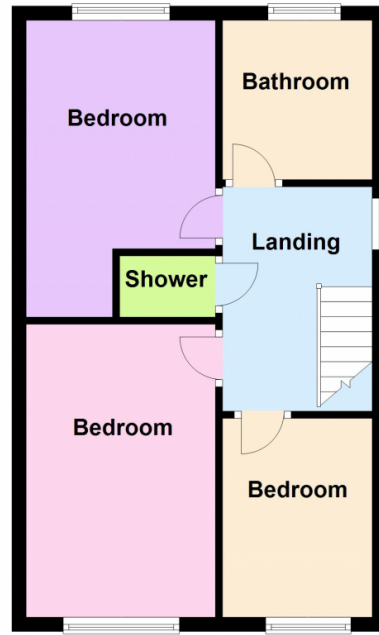
To the front of the property is a low maintenance garden with area laid to lawn and driveway leading to garage. To the rear of the property is an enclosed garden with patio and area laid to lawn with plant and shrub borders.



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

16 St. Martins Close  
Droylsden  
MANCHESTER  
M43 7SJ

Energy rating

**D**

Valid until: **1 May 2034**

Certificate number: **1017-7174-0002-0674-1702**

Property type **Semi-detached house**

Total floor area **79 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		81 B
69-80	C		
55-68	D	66 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	Good
Roof	Pitched, 270 mm loft insulation	Good
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, electric	N/A

### Primary energy use

The primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,391 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 £209 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.

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### Heating this property

Estimated energy needed in this property is:

- 8,550 kWh per year for heating
- 1,955 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

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

This property produces 3.1 tonnes of CO<sub>2</sub>

This property's potential production 1.7 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. Floor insulation (suspended floor)	£800 - £1,200	£111
2. Heating controls (room thermostat)	£350 - £450	£45
3. Solar water heating	£4,000 - £6,000	£54
4. 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](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	Michael Akers
Telephone	07884024731
Email	<a href="mailto:info@hfil.co.uk">info@hfil.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	Quidos Limited
Assessor's ID	QUID207956
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	30 April 2024
Date of certificate	2 May 2024
Type of assessment	<a href="#">RdSAP</a>