



- THREE BEDROOMED
- SEPARATE DINING ROOM
- FITTED KITCHEN
- CLOSE TO TRANSPORT LINKS
- DG & GCH

- SEMI DETACHED
- POPULAR AUDENSHAW LOCATION
- SHOWER WET ROOM
- FRONT & REAR GARDENS
- NO VENDOR CHAIN



## Property Description

**\*\* FANTASTIC FAMILY HOME\*\* TWO RECEPTION ROOMS\*\*\*POPULAR RESIDENTIAL AUDENSHAW LOCATION\*\* NO VENDOR CHAIN\*\*** Saltsman and Co Estate Agents welcome to the open market this three bedroomed semi detached family home for sale with no vendor chain. This property has been well kept and maintained by its current owner and is ready for any buyer to move straight into and make their own. Situated in a highly regarded residential location in Audenshaw and is perfectly located for easy access to schools, local amenities and transport connections including the popular Manchester City Centre metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises; welcoming entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and wet room style shower room to the first floor. To the front of the property is a low maintenance garden with driveway for off road parking. To the rear of the property is a decorative pebbled garden with plant and shrub borders, pond and garage.

### ENTRANCE HALL

Front entrance door opening into spacious welcoming entrance hall. Laminate flooring, radiator, light and power points. Access to lounge, dining room and kitchen.

### LOUNGE *14'26 x 10' 81*

uPVC double glazed bay window to the front elevation. Feature inset wood burner effect electric fire. Laminate flooring, radiator, light and power points.

### DINING ROOM *11'90 x 10'90*

uPVC double glazed patio doors with uPVC double glazed windows to the side providing access to the rear garden. Laminate flooring, radiator, light and power points.

### KITCHEN *6'9 x 6'8*

uPVC double glazed window to the rear elevation with sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over. Space for free standing cooker and plumbing for washing machine. Useful under stairs pantry cupboard. Wall mounted boiler, tiled to splash back areas, light and power points.

### LANDING

Access to bedrooms and shower room/. Loft hatch, light and power points.

### BEDROOM ONE *14'3 x 10'72*

uPVC double glazed bay window to the front elevation. Laminate flooring, radiator, light and power points.

### BEDROOM TWO *11'96 x 10'93*

uPVC double glazed bay window to the front elevation. Laminate flooring, radiator, light and power points.

### BEDROOM THREE *7'43 x 7'04*

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

### SHOWER ROOM

uPVC double glazed window to the rear elevation. Part tiled to walls and wet room style flooring with fitted drainage point. Hand wash unit and low level wc. Wall mounted heated chrome towel rail and light point.

### OUTSIDE

To the front of the property is a low maintenance garden with driveway providing off road parking. To the rear of the property is a decorative pebbled garden with plant and shrub borders. Garden pond and garage.





# Energy performance certificate (EPC)

3 Acresfield Avenue  
Audenshaw  
MANCHESTER  
M34 5SY

Energy rating

**D**

Valid until: **2 May 2034**

Certificate number: **1434-0625-4300-0737-7202**

Property type: Semi-detached house

Total floor area: 83 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		85 B
69-80	C		
55-68	D	63 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, 12 mm loft insulation	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 89% of 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 266 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 **£1,544 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 £534 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:

- 12,792 kWh per year for heating
- 2,150 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 3.9 tonnes of CO<sub>2</sub>

This property's potential production 1.5 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	£181
2. Cavity wall insulation	£500 - £1,500	£213
3. Floor insulation (suspended floor)	£800 - £1,200	£85
4. Solar water heating	£4,000 - £6,000	£54
5. 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](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	Paul Greenhalgh
Telephone	07772902695
Email	<a href="mailto:greenhalgh_1@hotmail.com">greenhalgh_1@hotmail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/012751
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	3 May 2024
Date of certificate	3 May 2024
Type of assessment	<a href="#">RdSAP</a>

---