



- THREE BEDROOM
- NO VENDOR CHAIN
- ENSUITE SHOWER
- DRIVEWAY
- SOLD AS SEEN OPTION

- SEMI DETACHED
- DOWNSTAIRS WC & UTILITY
- FAMILY BATHROOM
- LARGE REAR GARDEN
- uPVC DG & GCH



Property Description

****FAMILY BUYERS** DOWNSTAIRS WC & UTILITY** ENSUITE SHOWER ROOM TO MASTER BEDROOM** LARGE ENCLOSED FAMILY GARDEN** DRIVEWAY PARKING** OPTION TO BUY SOLD AS SEEN INCLUDING FURNITURE** WHEELCHAIR ACCESSIBLE** NO VENDOR CHAIN**** Saltsman and Co Estate Agents welcome to the open market this modern three bedroomed semi detached family home for sale with no vendor chain. This property is conveniently located on a new residential estate with easy access to local amenities, city centre transport connections and popular primary and secondary schools. This family home has been well cared for and maintained by its current owner and has recently been re painted throughout ready for any buyer to move straight into. There is also the option of the property being sold as seen with furniture included making it an ideal first time buyer opportunity preventing the initial expense of furnishing their first home. This property offers generous living accommodation within and briefly comprises; a spacious welcoming entrance hall, kitchen, wc / utility room, lounge and lean to the ground floor. Three bedrooms - master with ensuite shower room and family bathroom to the first floor. To the front of the property is a low maintenance garden with a driveway to the side providing off road parking. To the rear of the property is a larger than average enclosed family garden with generous patio and area with artificial lawn and two useful storage sheds. Early internal viewing is strongly advised to fully appreciate the family living accommodation contained within.

ENTRANCE HALL

Composite front entrance door opening into spacious welcoming entrance hallway. Stairs providing access to all first floor accommodation with power point for electric stair lift if needed in the future. All door frames accommodate wheelchair access. Radiator, tiled flooring, light and power points. Access to kitchen, wc/utility room, lounge and lean to.

KITCHEN 12'57 x 9'22

uPVC double glazed window to the front elevation. Modern fitted range of wall and base units with complementary worksurface over with inset four ring gas hob with double oven beneath and extractor fan and light above. Integrated dishwasher and free standing American fridge freezer. Double stainless steel sink and drainer unit. Tiled to splash back areas and tiled to floor. Radiator, light, and power points.

WC / UTILITY ROOM

uPVC double glazed window to the side elevation with low level wc and hand wash below. Worksurface area with washing machine and dryer below. Tiled flooring, light and power points.

LOUNGE 16'56 x 10'37

uPVC double glazed window to the rear elevation with radiator beneath. Tiled flooring, light and power points. uPVC double glazed patio doors providing access to lean to.

LEAN TO 15'12 x 12'54

Enclosed lean to with access to rear garden.

LANDING

Access to all bedrooms and family bathroom. Loft hatch. Storage cupboard. Light and power points.

BEDROOM ONE 12'29 x 10'51

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

ENSUITE SHOWER ROOM

uPVC double glazed window to the rear elevation. Enclosed shower cubicle, low level wc and hand wash unit. Radiator and light point.

BEDROOM TWO 11'3 x 6'65 - to wardrobes

uPVC double glazed window to the front elevation. Floor to ceiling wardrobes providing useful storage and hanging space. Radiator, laminate flooring, light, and power points.

BEDROOM THREE 7'78 x 7'46

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

BATHROOM

uPVC double glazed window. Modern family bathroom with panel bath with mixer tap shower, handwash basin and low level wc. Wall mounted heated chrome towel rail. Part tiled to walls, tiled floor and light point.

OUTSIDE

To the front of the property is a low maintenance enclosed garden with pathway and area laid with artificial lawn with a driveway to the side providing off road parking. To the rear of the property is a larger than average enclosed family garden with a large patio area ideal for summer evening entertaining and bbq's with an area laid with artificial lawn. Two useful storage sheds.



Energy performance certificate (EPC)

6, Upton Street MANCHESTER M11 1PL	Energy rating	Valid until:	17 December 2028
	B	Certificate number:	9188-0960-7342-6928-0900

Property type	Semi-detached house
Total floor area	88 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 B. It has the potential to be A.

[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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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
Walls	Average thermal transmittance 0.21 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.4 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 79 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£347 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 £29 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 2,264 kWh per year for heating
- 1,735 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

This property produces 1.2 tonnes of CO₂

This property's potential production 0.2 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. Solar water heating	£4,000 - £6,000	£29
2. Solar photovoltaic panels	£5,000 - £8,000	£268

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	Matthew Gibson
Telephone	0161 762 1055
Email	mail@energycouncil.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	NHER
Assessor's ID	NHER003521
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 December 2018
Date of certificate	18 December 2018
Type of assessment	SAP