



- TWO BEDROOMED
- LITTLEMOSS LOCATION
- CELLAR
- FAMILY BATHROOM
- uPVC DG & GCH

- NO VENDOR CHAIN
- WELL PRESENTED
- MODERN KITCHEN
- COURTYARD TO REAR
- VIEWING ADVISED









## Property Description

.\*\*\*FIRST TIME BUYER OPPORTUNITY\*\*\* HIGHLY REGARDED LITTLEMOSS LOCATION\*\*\* NO VENDOR CHAIN\*\* RECENTLY REFURBISHED\*\*\* Saltsman and Co Estate Agent welcome to the open market this immaculate two bedroomed double fronted end terrace for sale with no vendor chain. This property has been well cared for and maintained by its current owner and has recently under taken a programme of refurbishments making it an ideal purchase for any first time buyer or investor looking to expand their current property portfolio. Perfectly located within a short distance of local amenities, transport connections and popular schools including the highly regarded and sought after Laurus Ryecroft secondary school. Briefly the accommodation comprises; lounge, modern fitted kitchen and cellar access to the ground floor. Two bedrooms and family bathroom to the first floor. To the rear of the property is an enclosed courtyard with relaxing views over rolling fields. This property is uPVC double glazed and warmed via gas central heating.

### **LOUNGE** 15'73 x 12'48

uPVC double glazed front entrance door opening into lounge. uPVC double glazed window to the front elevation. Radiator, laminate flooring, light and power points.

### **KITCHEN** 10'05 x 8'90

Modern fitted kitchen with uPVC double glazed window to the rear elevation with sink and drainer beneath. Fitted with a comprehensive range of wall and base units with complementary worksurface over with inset four ring electric hob with oven/ grill beneath and extractor above. Plumbing for washing machine and space for fridge freezer. Tiled to splash back area and tiled to floor. uPVC double glazed door providing access to the rear court yard.

### **CELLAR** 14'73 x 11'72

Fully tanked usable cellar with wall mounted radiator, light and power points.

### **LANDING**

Access to bedrooms and bathroom. Loft hatch and light point.

### **BEDROOM ONE** 11'49 x 8'83

uPVC double glazed window to the front elevation. Radiator, light and power points.

### **BEDROOM TWO** 15'41 x 5'75

uPVC double glazed window to the rear elevation. Radiator, light and power points.

### **BATHROOM** 8'37 x 6'54

uPVC double glazed window. Modern family bathroom comprising; panel bath with mixer tap shower, low level wc and pedestal hand wash basin. Tiled to walls, wall mounted heated chrome towel rail and light point.

### **OUTSIDE**

To the rear of the property is an enclosed low maintenance forecourt garden.









# Energy performance certificate (EPC)

2, Cryer Street Droylsden MANCHESTER M43 7LF	Energy rating	Valid until:	9 June 2029
	<b>D</b>	Certificate number:	8561-7626-1450-2690-0992

Property type	Mid-terrace house
Total floor area	52 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
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 64% of fixed outlets	Good
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 374 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£748 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 £237 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 10,525 kWh per year for heating
- 1,730 kWh per year for hot water

## Impact on the environment

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

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 **3.4 tonnes of CO2**

This property's potential production **1.3 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. Internal or external wall insulation	£4,000 - £14,000	£142
2. Floor insulation (suspended floor)	£800 - £1,200	£32
3. Low energy lighting	£20	£13
4. Heating controls (room thermostat)	£350 - £450	£24
5. Solar water heating	£4,000 - £6,000	£26
6. Solar photovoltaic panels	£3,500 - £5,500	£274

## 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](https://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 Fay
Telephone	01613020151
Email	<a href="mailto:support@houseviz.com">support@houseviz.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	Stroma Certification Ltd
Assessor's ID	STRO034183
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	10 June 2019
Date of certificate	10 June 2019
Type of assessment	<a href="#">RdSAP</a>