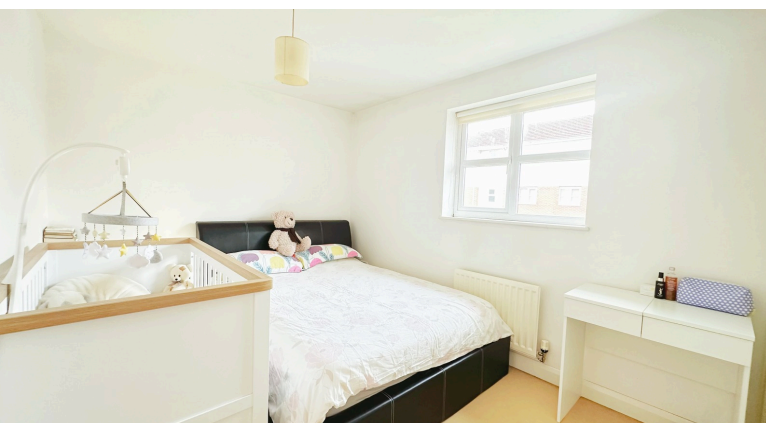
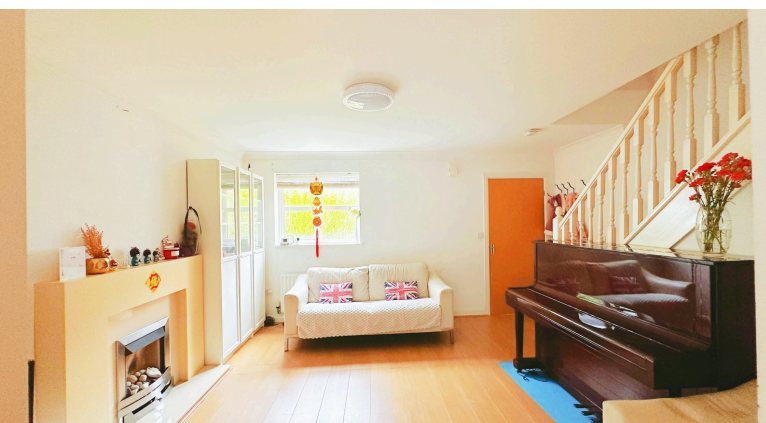




Saltsman & Co
Estate Agents

Offers in the region of £180,000
115 Blueberry Avenue, Manchester, Lancashire, M40 0CE



- TWO BEDROOM
- WELL PRESENTED
- UTILITY ROOM
- FAMILY BATHROOM
- DEDICATED PARKING
- uPVC DG & GCH

- MID TOWN HOUSE
- DOWNSTAIRS WC
- KITCHEN DINER
- POPULAR LOCATION
- FIRST TIME BUYER
- NO VENDOR CHAIN

Property Description

****FIRST TIME BUYERS** WELL PRESENTED THROUGHOUT** TWO BEDROOM MID TOWN HOUSE** DOWNSTAIRS WC** UTILITY ROOM** PARKING TO REAR**** Saltsman and Co Estate agents welcome to the open market this well maintained and presented two bedroomed mid town house for sale with no vendor chain. This property has been well cared for by its current owner and is ready for any buyer to move straight into making an ideal purchase for a wide range of buyers. Conveniently located in a highly popular residential location in New Moston this property is perfectly located a short distance from local amenities, transfer connections, and popular schools. Briefly, the accommodation comprises; entrance hall, lounge, kitchen diner, utility room and wc to the ground floor. Two bedrooms and family bathroom to the first floor. This family home is uPVC double glazed and warmed via gas central heating. There is also the bonus of a dedicated parking space to the rear. Early internal viewing is strongly advised.

ENTRANCE HALL

uPVC double glazed front entrance door. Cupboard housing meter. Radiator and light point. Access to lounge.

LOUNGE 14'7 x 13'0

uPVC double glazed window to the front elevation. Feature fire with attractive surround and hearth. Stairs providing access to all first floor accommodation. Radiator, laminate flooring, light, and power points.

KITCHEN DINER 14'7 x 8'0

uPVC double glazed patio doors provide access to the rear garden. The kitchen area is fitted with a comprehensive range of wall and base units with complementary worksurface over with an inset gas hob with oven beneath and inset sink and drainer unit. Space for free standing fridge freezer. Tiled to splash back areas, laminate flooring to dining area, radiator, light and power points.

UTILITY

uPVC double glazed window to the side elevation. Plumbing for washing machine and space for dryer. Light point. Door to wc.

DOWNSTAIRS WC

uPVC double glazed window to the rear elevation with radiator beneath. Low level wc and handwash unit. Wall mounted boiler, tiled to splash back areas and light point.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE 14'7 x 9'0

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM TWO 11'0 x 8'7

uPVC double glazed window with radiator beneath. Light and power points.

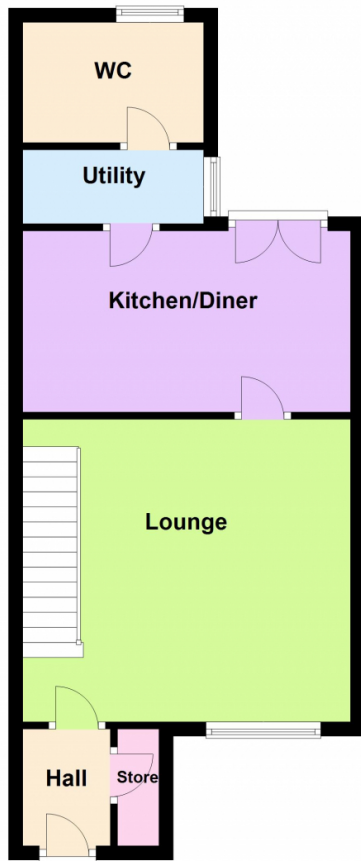
BATHROOM

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

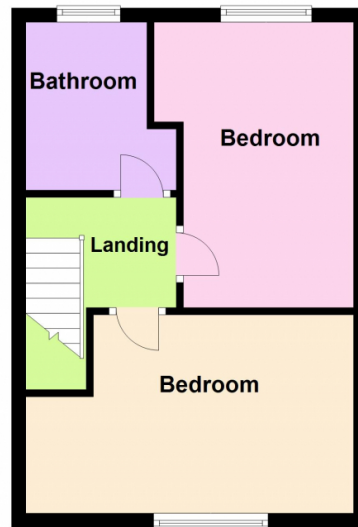
OUTSIDE

To the front of the property is a low maintenance garden. To the rear of the property is an enclosed garden with patio and area laid to lawn. Dedicated parking to the rear.

Ground Floor



First Floor



Energy performance certificate (EPC)

115 Blueberry Avenue
MANCHESTER
M40 0GE

Energy rating

C

Valid until: 6 June 2034

Certificate number: 2091-7336-4040-5005-4701

Property type Mid-terrace house

Total floor area 70 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 C. 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		88 B
69-80	C	76 C	
55-68	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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
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 all fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 161 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£839 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 £52 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:

- 5,293 kWh per year for heating
- 1,936 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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 2.0 tonnes of CO₂

This property's potential production 1.0 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. Solar water heating	£4,000 - £6,000	£51
2. Solar photovoltaic panels	£3,500 - £5,500	£462

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	Michael Akers
Telephone	07884024731
Email	info@hfl.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	Quidos Limited
Assessor's ID	QUID207956
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 June 2024
Date of certificate	7 June 2024
Type of assessment	RdSAP
