



- THREE BEDROOMED
- NO VENDOR CHAIN
- SEPARATE DINING ROOM
- FREEHOLD
- COUNCIL TAX C
- DOUBLE GLAZED

- SEMI DETACHED
- FAMILY LOUNGE
- FOUR PIECE FAMILY BATHROOM
- GARDENS & DRIVEWAY
- UPDATING REQUIRED
- GAS CENTRAL HEATING

Property Description

****HIGHLY REGARDED AUDENSHAW LOCATION**NO VENDOR CHAIN** SEPARATE DINING ROOM** FRONT AND REAR GARDENS** DRIVEWAY PARKING*** GARAGE**** Saltsman and Co estate agents welcome to the open market this larger than average three bedroomed semi detached family home for sale with no vendor chain. This generous sized property has been well loved and cared for by its previous owner but would benefit from a programme of cosmetic updating making it an ideal purchase for any buyers looking for a property to move into and make their own. Situated in a highly regarded residential location in Audenshaw and conveniently located a short distance from local amenities, popular schools and transport connections including the Manchester M60 motorway and Manchester Metro link. Briefly the accommodation porch, entrance hall, lounge, dining room, dining kitchen, conservatory and garage access to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a garden with area laid to lawn and driveway providing off road parking with access to garage. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn with established plant and shrub borders. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

ENTRANCE PORCH

uPVC double glazed front entrance door providing access to porch. Front entrance door opening to entrance hallway.

ENTRANCE HALL

Stairs to all first floor accommodation and doors providing access to all ground floor accommodation. Radiator, light and power points.

LOUNGE *12'18 aprox x 11'86*

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

DINING ROOM *13'61 x 11'53*

uPVC double glazed sliding patio doors opening into conservatory. Gas fire with surround and hearth. Fitted cupboards, radiator, light and power points.

KITCHEN DINER *11'05 x 6'76 dining area 12'94 x 8'94 kitchen area*

L shaped kitchen diner fitted with a range of wall and base units with worksurface over. uPVC double glazed window to the rear elevation. Space for free standing fridge freezer, space for cooker and plumbing for washing machine. Tiled to walls and tiled to floor. Light and power points. Door providing access to garage.

GARAGE *23'78 x 7'32*

Up and over door. Gas meter, light and power points.

CONSERVATORY *13'13 x 8'62*

Double glazed construction. Tiled floor. Light and power points.

LANDING

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

BEDROOM ONE *12'58 x 9'99*

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

BEDROOM TWO *11'71 x 10'45*

uPVC double glazed window to the front elevation. Built in wardrobes, light and power points.

BEDROOM THREE *7'56 x 7'11*

uPVC double glazed window to the rear elevation with radiator beneath. Built in wardrobe and cupboard housing boiler. Light and power points.

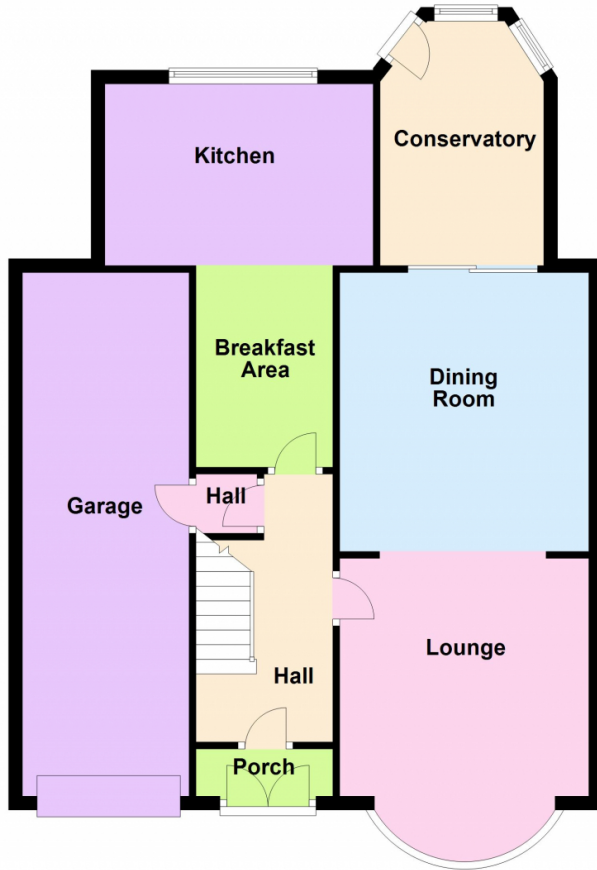
BATHROOM *7'65 x 6'9*

uPVC double glazed window to the front elevation. Four piece bathroom comprising, panel bath with mixer tap shower, pedestal hand wash basin, low level wc, and walk in enclosed shower cubicle. Tiled to walls and tiled to floor. Light point.

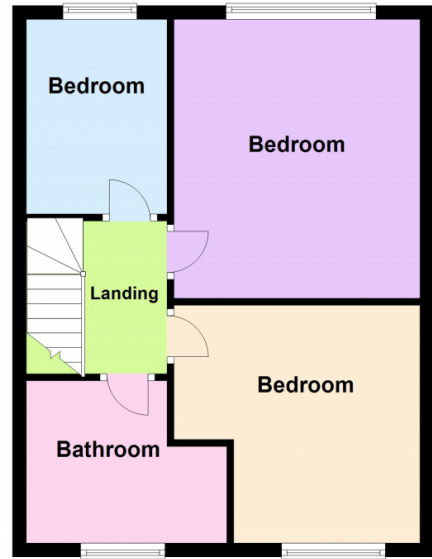
OUTSIDE

To the front of the property is a garden with area laid to lawn with driveway for off road parking and access to garage. to the rear of the property is an enclosed family garden with patio and area laid to lawn with well established plant and shrub borders.

Ground Floor



First Floor



Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 9 Elmfield Road Audenshaw MANCHESTER M34 5QG | Energy rating D | Valid until: 18 June 2034 |
| | | Certificate number: 6813-1164-9002-0596-1306 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 98 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 C.

[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 | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 60 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 | Average |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| 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 40% of fixed outlets | Average |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 279 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,836 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 £196 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:

- 14,258 kWh per year for heating
- 2,232 kWh per year for hot water

Impact on the environment

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

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 **4.8 tonnes of CO₂**

This property's potential production **3.4 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. Floor insulation (suspended floor) | £800 - £1,200 | £83 |
| 2. Low energy lighting | £45 | £59 |
| 3. Solar water heating | £4,000 - £6,000 | £55 |
| 4. Solar photovoltaic panels | £3,500 - £5,500 | £467 |

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@hfill.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 | 18 June 2024 |
| Date of certificate | 19 June 2024 |
| Type of assessment | RdSAP |
