



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- LEASEHOLD
- POPULAR LOCATION

- PERIOD TERRACE
- MODERN KITCHEN
- WELL MAINTAINED
- 999 YEARS - 1906
- uPVC DG &c GCH



**\*\*THREE BEDROOMS\*\* TWO RECEPTION ROOMS \*\* MODERN FITTED KITCHEN & MODERN BATHROOM\*\* NO VENDOR CHAIN\*\*** Saltsmans and Co Estate Agents welcome to the open market this well maintained three bedroomed period terrace property for sale with no vendor chain. This property offers generous living accommodation and is located within a highly regarded residential area of Clayton Bridge within the Newton Heath area close to Brookdale Park. This property has been well maintained and recently refurbished to a high standard yet retaining many original features and is ready for any buyer to move straight into. Briefly, the accommodation comprises; welcoming entrance hall, bay fronted lounge, open plan dining area leading to kitchen diner to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed garden. Derbyshire Road is situated in a sought-after residential area close to Brookdale Park and the Clayton Vale Nature Reserve; conveniently located on the borders of Newton Heath, Clayton Bridge and Failsworth, making it ideal for commuting to Manchester City Centre by car or the regular bus routes operating nearby. The M60 motorway is located a short distance away providing access across the northwest and it is also well placed for local amenities, shops and schools. This family larger than average family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the generous living accommodation contained within.

**ENTRANCE HALL** 14'6 x 6'3

Bright spacious welcoming entrance hall way. Stairs providing access to all first floor accommodation. Tiled floor, radiator, light, and power points. Access to ground floor accommodation.

**LOUNGE** 13'8 into bay x 11'10

uPVC double glazed bay window to the front elevation. Generous family lounge with feature chimney breast with opening for free standing electric fire.

**DINING ROOM** 13'3 x 11'9

An ideal family dining room for evening meals and family entertaining.

**KITCHEN** 9'10 x 6'3

Extended kitchen with Velux windows to ceiling. Fitted with a modern comprehensive range of wall and base units with attractive worksurface over with inset four ring gas hob with oven beneath and extractor fan above. Plumbing for washing machine and integrated washing machine and fridge freezer. Spot lights to ceiling, light and power points. Opening to breakfast seating area.

**BREAKFAST ROOM** 13'11 x 8'5

Additional space for family dining with patio doors providing extra light and access to the enclosed rear yard.

**LANDING** 8'11 x 6'8

Access to bedrooms and bathroom. Loft hatch. Light and power points.

**BEDROOM ONE** 13'3 x 11'6

uPVC double glazed window, radiator, light and power points.

**BEDROOM TWO** 11'6 x 11'2

uPVC double glazed window, radiator, light and power points.

**BEDROOM THREE** 8'0 x 6'8

uPVC double glazed window, radiator, light and power points.

**BATHROOM** 7'5 x 6'8

uPVC double glazed window. Modern fully tiled bathroom comprising; panel bath with shower and shower screen, low level wc and handwash unit. Wall mounted heated chrome towel rail. Light point.

**OUTSIDE**

To the front of the property is a low maintenance forecourt garden with flower beds. To the rear of the property is an enclosed yard with further access to area laid to lawn providing additional family outside space ideal for summer evening entertaining or relaxation.





# Energy performance certificate (EPC)

41, Derbyshire Road MANCHESTER M40 1QN	Energy rating	Valid until: 22 January 2029
	<b>C</b>	Certificate number: 2528-4072-7269-6521-4974

Property type	Mid-terrace house
Total floor area	105 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+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>	70 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Partial double glazing	Poor
Main heating	Boiler and underfloor heating, 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, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£786 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 £65 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:

- 12,083 kWh per year for heating
- 2,090 kWh per year for hot water

## Impact on the environment

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

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 3.6 tonnes of CO2

This property's potential production 2.4 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. Solar water heating	£4,000 - £6,000	£29
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£36
3. Solar photovoltaic panels	£5,000 - £8,000	£273

## 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	Anthony Scott
Telephone	01515260021
Email	<a href="mailto:tony.scott28@btinternet.com">tony.scott28@btinternet.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	STRO011948
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	22 January 2019
Date of certificate	23 January 2019
Type of assessment	<a href="#">RdSAP</a>