



- FOUR BEDROOM
- FAMILY LOUNGE
- DINING ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- DRIVEWAY

- DETACHED
- DOWNSTAIRS WC
- MODERN FITTED KITCHEN
- ENSUITE TO MASTER BEDROOM
- GARAGE
- LARGE REAR GARDEN



## Property Description

\*\*\*IMMACULATE FOUR BEDROOMED DETACHED\*\*\* DOWNSTAIRS WC\*\*\* ENSUITE TO MASTER BEDROOM\*\*\* SEPARATE DINING ROOM \*\*\* LARGE FAMILY ENCLOSED GARDEN WITH PARK VIEWS\*\*\* Saltsmans and Co estate agents welcome to the open market this immaculately presented four bedroomed detached property situated in a highly regarded residential location. This generous sized property is the perfect home for any family looking for a generous sized property ready to move straight into. This property has been well cared for and maintained by its current owners and is ideally located a short distance from local amenities, transport connections including the Manchester City Centre metro link and Manchester M60 motorway junctions, popular primary and secondary schools and Sunnyside Vale ideal for family walks and outings. Briefly, the accommodation comprises; welcoming entrance hall, downstairs wc, lounge, dining room and modern kitchen diner to the ground floor. Four generous sized bedrooms with an ensuite to the master bedroom and family bathroom to the first floor. To the front of the property is a low maintenance garden with driveway for off road parking and access to garage. To the rear of the property is a fantastic sized enclosed garden with generous patio areas and area laid to lawn with well maintained plant and shrub borders with summer house. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the high standard and generous living accommodation contained within.

### ENTRANCE HALL *15'92 x 6'23*

Front entrance composite front entrance door opens into a generous welcoming entrance hallway. Radiator, light and power points. Access to all ground floor accommodation and stairs providing access to all first floor accommodation.

### LOUNGE *15'34 x 10'72*

uPVC double glazed window to the front elevation with radiator beneath. Feature electric fire with attractive surround and hearth. Light and power points.

### DINING ROOM *10'04 x 9'38*

uPVC double glazed doors providing access to the rear garden. Radiator, light and power points.

### KITCHEN DINER *14'95 x 10'58*

Modern day living kitchen diner with uPVC double glazed window to the rear elevation with sink and drainer unit beneath. Fitted with a range of high gloss wall and base units with down lights and complimentary worksurface over and incorporating a breakfast bar area. Space for free standing large double oven with extractor above and plumbing for washing machine. Integrated fridge freezer, dishwasher and wine cooler. Protected to splash back areas. Radiator, light and power points. uPVC double glazed doors providing access to the rear garden.

### DOWNSTAIRS WC *5'86 x 2'82*

Low level wc and handwash. Extractor fan and light point.

### LANDING

Access to bedrooms and bathroom.

### BEDROOM ONE *18'38 max x 14'32*

Two uPVC double glazed windows to the front elevation. Fitted wardrobes, drawers, and top cupboards provide useful storage and hanging space. Two radiators, light and power points. Access to ensuite shower room.

### ENSUITE *6'26 x 5'46*

Walk in shower cubicle, low level wc and hand wash unit. Tiled to splash back areas, radiator and light point.

### BEDROOM TWO *9'12 x 8'25*

uPVC double glazed window with radiator beneath. Fitted wardrobes and top cupboards. Light and power points.

### BEDROOM THREE *9'14 x 9'06*

uPVC double glazed window. Fitted wardrobes, top cupboards, drawers and dressing table. Radiator, light and power points.

### BEDROOM FOUR/OFFICE *9'12 x 8'25*

uPVC double glazed window. Fitted cupboards, drawers, and desk area. Radiator, light and power points.

### BATHROOM *8'04 x 6'82*

uPVC double glazed window. Family four piece bathroom comprising; free standing deep roll top bath, walk in enclosed glass screen corner shower cubicle, low level wc and hand wash unit. Fully tiled to walls and floor, radiator and light point.

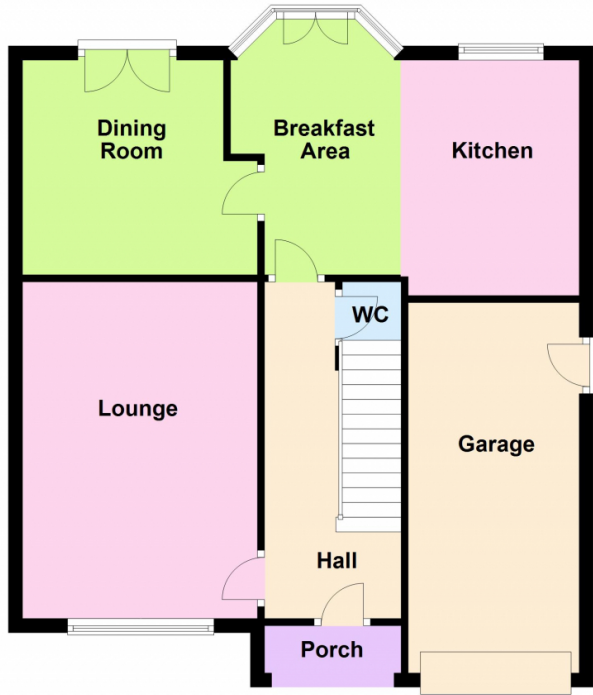
### OUTSIDE

To the front of the property is a low maintenance garden and driveway for off road parking leading to garage. To the rear of the property is a fabulous sized enclosed family garden with generous patio areas and area laid to lawn with well maintained plant and shrub borders. Small decking area and garden shed for additional storage.

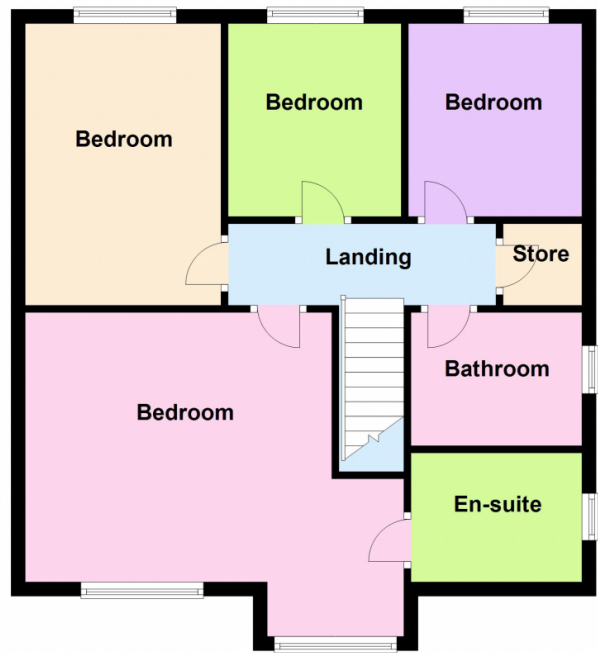




### Ground Floor



### First Floor



# Energy performance certificate (EPC)

9 Ash Tree Avenue Droylsden MANCHESTER M43 7YR	Energy rating <b>D</b>	Valid until: <b>19 June 2034</b>
		Certificate number: <b>2180-6556-4040-4102-8191</b>

Property type **Detached house**

Total floor area **112 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.

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>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67 <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	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	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	Solid, limited insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£1,691 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 £295 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:

- 9,820 kWh per year for heating
- 3,045 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **4.1 tonnes of CO<sub>2</sub>**

This property's potential production **2.4 tonnes of CO<sub>2</sub>**

You could improve this property's CO<sub>2</sub> 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 (solid floor)	£4,000 - £6,000	£64
2. Condensing boiler	£2,200 - £3,000	£146
3. Solar water heating	£4,000 - £6,000	£84
4. Solar photovoltaic panels	£3,500 - £5,500	£463

## 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	Michael Akers
Telephone	07884024731
Email	<a href="mailto:info@hfill.co.uk">info@hfill.co.uk</a>

### 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	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 June 2024
Date of certificate	20 June 2024
Type of assessment	<a href="#">RdSAP</a>