



- THREE BEDROOM
- NO VENDOR CHAIN
- FAMILY LOUNGE
- LEASEHOLD - 999yrs - 1935
- CLOSE TO SCHOOLS
- DRIVEWAY

- EXTENDED SEMI DET
- MODERN BATHROOM
- MODERN KITCHEN
- CLOSE TO TRANSPORT LINKS
- FRONT & REAR GARDENS
- uPVC DG & GCH

Property Description

****FIRST TIME BUYERS / INVESTORS** THREE BEDROOMED EXTENDED SEMI DETACHED** IDEAL FOR CITY CENTRE TRANSPORT CONNECTIONS, SCHOOLS AND NEW CO OP LIVE ARENA**** Saltsman and Co Estate Agents welcome to the open market this three bedroomed extended semi detached family home for sale with no vendor chain. This property has recently undertaken a programme of updating and is ready for any buyer to move straight into and make their own. Briefly, the accommodation comprises; entrance hall, sunshine lounge and kitchen to the ground floor. Three bedrooms and modern family bathroom to the first floor. This property has easy access to local amenities, popular schools and transport connections. To the front of the property is a low maintenance garden with driveway providing off road parking and access to the rear garden. To the rear of the property is a pleasant sized garden with patio and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised.

ENTRANCE HALL

uPVC double glazed front entrance door opening into entrance hall. uPVC double glazed window to the front elevation. Stairs providing access to first floor accommodation. Access to Kitchen and lounge, light and power points.

LOUNGE *24'33 x 10'11 max point*

Large extended sunshine lounge with uPVC double glazed window to the front elevation and uPVC double glazed window to the rear elevation. Two radiators, light and power points.

KITCHEN *15'46 x 7'86 max*

uPVC double glazed window to the side elevation with sink and drainer beneath. Plumbing for washing machine and space for free standing fridge freezer. Base units with complementary worksurface over, inset four ring gas hob with oven/grill beneath. Tiled to splash back areas. uPVC double glazed window to the rear elevation and uPVC double glazed door providing access to the rear garden.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and bathroom. Light point.

BEDROOM ONE *9'73 x 9'59*

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

BEDROOM TWO *9'20 x 7'42*

uPVC double glazed window. Radiator, built in storage cupboard, light and power points.

BEDROOM THREE *6'97 x 6'48*

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

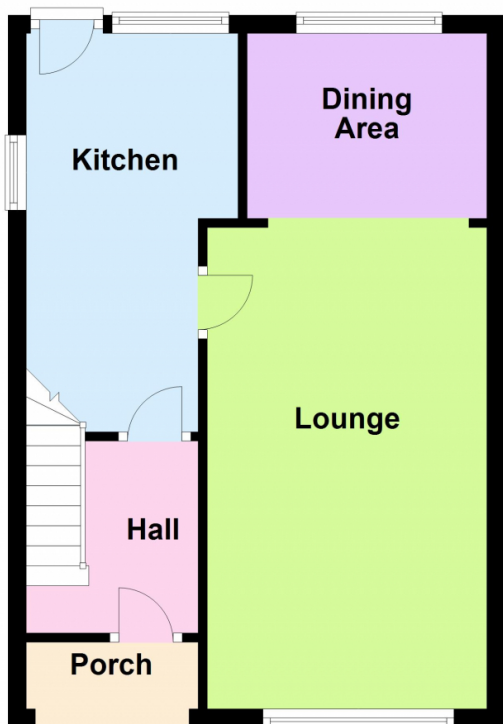
BATHROOM *7'08 x 5'48 max point*

Modern family bathroom with uPVC double glazed window to the side elevation with panel bath with mixer tap shower, pedestal handwash and low level wc. Protected to splash back areas. Loft hatch and light point.

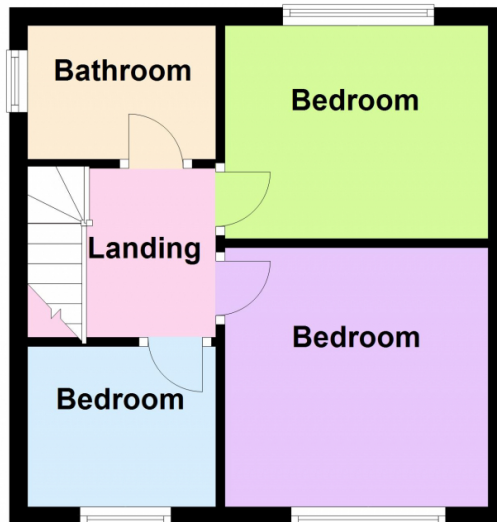
OUTSIDE

To the front of the property is a low maintenance paved garden with driveway leading to the rear garden. To the rear of the property is family sized garden with patio and area laid to lawn.

Ground Floor



First Floor



Energy performance certificate (EPC)

8 Franton Road MANCHESTER M11 4HE	Energy rating	Valid until: 24 June 2034
	C	Certificate number: 0262-0207-9204-6917-7500

Property type	Semi-detached house
Total floor area	62 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		85 B
69-80	C	70 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, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
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, 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 219 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£968 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 £94 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:

- 7,074 kWh per year for heating
- 1,900 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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 **2.4 tonnes of CO₂**

This property's potential production **1.2 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	£45
2. Solar water heating	£4,000 - £6,000	£49
3. Solar photovoltaic panels	£3,500 - £5,500	£464

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	21 June 2024
Date of certificate	25 June 2024
Type of assessment	RdSAP