



- THREE BEDROOM
- BUNGALOW
- LOUNGE
- FITTED BATHROOM
- DRIVEWAY PARKING
- uPVC DG & GCH
- LEASEHOLD - 999 YEARS - MAY 1987

- DETACHED
- SEPARATE DINING ROOM
- FAMILY KITCHEN
- FRONT & REAR GARDENS
- DETACHED GARAGE
- NO VENDOR CHAIN
- VIEWING ADVISED



Property Description

*****THREE BEDROOMED DETACHED BUNGALOW*** SEPARATE DINING ROOM** FRONT & REAR GARDENS WITH DRIVEWAY PARKING** DETACHED GARAGE** NO VENDOR CHAIN**** Saltsman and Co Estate Agents welcome to the open market this charming three-bedroom detached bungalow, perfect for those seeking a comfortable family home. This property boasts a welcoming family lounge and a separate dining room, providing ample space for entertaining and everyday living. The well-appointed bedrooms come with fitted wardrobes and drawers, ensuring plenty of storage. The bungalow features a fitted kitchen, and a bathroom that offers both functionality and convenience. The exterior of the property is designed for ease of maintenance, with low-maintenance front and rear gardens, a generous driveway providing off-road parking for multiple cars, and a detached garage.

Lovingly maintained by its current owners, the home is in excellent condition but offers potential for modern updates. Situated just a short distance from local amenities and excellent transport links, including the Manchester City Centre metro link and motorway junctions, this property provides both convenience and comfort. The property is offered for sale with no vendor chain, uPVC double glazed windows, and efficient gas central heating. Don't miss the opportunity to make this delightful bungalow your new home as properties like this do not become available often.

LOUNGE 18'87 x 10'49

uPVC double glazed square bay window to the front elevation with radiator beneath. Feature wall mounted electric fire with attractive decorative marble effect surround and hearth. Access to dining room.

DINING ROOM 15'72 x 8'81

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

KITCHEN 11'25 x 9'69

uPVC double glazed window with sink and drainer unit beneath. Fitted with a range of wall and base units with complementary work surface incorporating a small breakfast bar. Four ring inset gas hob with oven/grill beneath and pull out extractor hood above. Plumbing for washing machine and space for fridge freezer. Tiled to splash back areas, radiator, light and power points.

BEDROOM ONE 11'85 x 8'78 - to wardrobes

uPVC double glazed window. Fitted wardrobes with top cupboards, dressing table/ desk area, drawers, and shelves. Radiator, light and power points.

BEDROOM TWO 10'62 x 7'85

uPVC double glazed window. Fitted top cupboards and bedside drawers. Radiator, light and power points.

BEDROOM THREE 8'73 x 5'48

uPVC double glazed window, fitted floor to ceiling wardrobes and matching dressing table/desk with drawers. Radiator, light and power points.

INNER HALL

Useful storage pantry cupboard housing boiler.

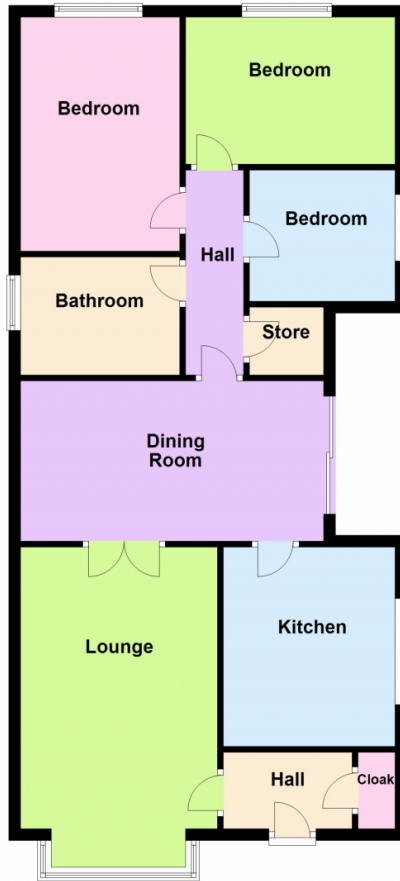
BATHROOM

uPVC double glazed window. Panel bath, handwash vanity unit with storage below and low level wc. Tiled to splash back areas, radiator and light point.

OUTSIDE

To the front of the property is a low maintenance paved garden with established and stock plant and shrub borders. Block paved driveway providing off road parking for a number of cars with double wrought iron gates providing access to the detached garage. To the rear of the property is a low maintenance paved garden with established and stocked plant and shrub borders.

Ground Floor



Energy performance certificate (EPC)

56 Williamson Lane Droylsden MANCHESTER M43 7BF	Energy rating D	Valid until: 2 July 2034
		Certificate number: 4210-2244-1002-0703-1406

Property type: Detached bungalow

Total floor area: 81 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+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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, 100 mm loft insulation	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	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 259 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,567 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 £391 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:

- 10,111 kWh per year for heating
- 2,141 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 **3.7 tonnes of CO₂**

This property's potential production **1.9 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. Increase loft insulation to 270 mm	£100 - £350	£81
2. Floor insulation (solid floor)	£4,000 - £6,000	£172
3. Low energy lighting	£95	£84
4. Solar water heating	£4,000 - £6,000	£53
5. 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

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	2 July 2024
Date of certificate	3 July 2024
Type of assessment	RdSAP
