



- THREE BEDROOM
- FAMILY LOUNGE
- CONSERVATORY
- FAMILY BATHROOM
- CLOSE TO AMENITIES
- UPVC DG & GCH

- MID QUASI SEMI
- KITCHEN DINER
- DRIVEWAY PARKING
- POPULAR LOCATION
- FRONT & REAR GARDENS
- VIEWING ADVISED

Property Description

****FIRST TIME BUYERS** THREE BEDROOMS** MODERN KITCHEN DINER LESS THAN TWO YEARS OLD** CONSERVATORY ** DRIVEWAY **** Saltsman and Co Estate Agents welcome to the open market this three bedroomed mid quasi semi detached family home. This property has been well cared for by its current owner and is ready for any buyer to move straight making it an ideal purchase for any buyer or investor looking for a home to move straight into or to add to their current property portfolio. This family home is perfectly located a short distance from local amenities, popular schools, fields, parks and transport connections including the Manchester City Metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises; a porch, entrance hall, lounge, kitchen diner and conservatory to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance block paved front garden providing off road parking. To the rear of the property is a pleasant sized enclosed family garden with patio and area laid to lawn with astro turf. This property is uPVC double glazed and warmed via gas central heating which has recently been serviced. Early internal viewing is strongly advised to fully appreciate the living accommodation contained within.

PORCH

uPVC double glazed front entrance door. Door providing access to entrance hall.

ENTRANCE HALL

Laminate flooring and light point. Stairs to all first floor accommodation and door to lounge.

LOUNGE 13'41 x 12'44

uPVC double glazed bow window to the front elevation with radiator beneath. Laminate flooring, light and power points. Useful understairs storage cupboard. Access to kitchen diner.

KITCHEN DINER 15'58 x 8'88

uPVC double glazed window into conservatory with Belfast style sink and drainer beneath with mixer tap. Fitted with a modern range of wall and base units with complementary work surface over with inset four ring gas hob with oven/grill beneath. Integrated fridge freezer and plumbing for washing machine and dishwasher. Tiled to splash back areas. Radiator, light and power points. uPVC double glazed patio doors providing access to conservatory.

CONSERVATORY 13'16 x 13'02

uPVC double glazed and brick built construction. Laminate flooring, radiator, light and power points. uPVC double glazed doors providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. Useful built in storage cupboard. Loft hatch providing access to boarded useable loft.

BEDROOM ONE 12'61 x 10'22

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM TWO 10'68 x 9'71

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM THREE 9'36 x 7'73

uPVC double glazed window with radiator beneath. Light and power points.

BATHROOM 8'29 x 5'32 - max points L Shaped

L- Shaped bathroom with uPVC double glazed window. P-shaped panel bath with mixer tap shower, low level wc and pedestal handwash basin. Part tiled to walls and floor. Wall mounted heated chrome towel rail and light point.

OUTSIDE

To the front of the property is a low maintenance block paved garden providing off road parking. To the rear of the property is an enclosed family garden with pleasant patio area and area laid to lawn with artificial lawn.



Energy performance certificate (EPC)

8 OLD FARM CRESCENT DROYLSDEN M43 6FT	Energy rating	Valid until: 13 March 2031
	D	Certificate number: 4918-2159-0002-0697-1206

Property type: Mid-terrace house

Total floor area: 68 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		75 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
Roof	Pitched, no insulation (assumed)	Very poor
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 86% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, 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 286 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£855 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 £60 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 9,935 kWh per year for heating
- 2,029 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 3.4 tonnes of CO₂

This property's potential production 2.3 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 (solid floor)	£4,000 - £6,000	£34
2. Solar water heating	£4,000 - £6,000	£25
3. Solar photovoltaic panels	£3,500 - £5,500	£302

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	11 March 2021
Date of certificate	14 March 2021
Type of assessment	RdSAP
