



- THREE BEDROOMED
- LEASEHOLD - 999yrs - 25.03.1874
- FITTED KITCHEN
- FAMILY BATHROOM
- PRIME LOCATION FOR CITY CENTRE ACCESS
- LARGER THAN AVERAGE

- BAY FRONTED
- TWO RECEPTION ROOM
- LARGE BEDROOMS
- ENCLOSED YARD TO REAR
- uPVC DG & GCH
- NO VENDIOR CHAIN



Property Description

****LARGER THAN AVERAGE ** WELL PRESENTED THREE BEDROOMED BAY FRONTED TERRACE** TWO RECEPTION ROOMS** PRIME LOCATION FOR CITY CENTRE ACCESS AND NEW CO-OP LIVE ARENA** NO VENDOR CHAIN. Saltsman and Co Estate Agents welcome to the open market this larger than average three bedroomed terrace property for sale with no vendor chain. This property has been well cared for by its current owner and is ready for any buyer to move straight into and make their own. Offering generous living accommodation throughout this family home comprises; lounge, dining room and kitchen to the ground floor. Three generous bedrooms and family bathroom to the first floor. This property is perfectly located for easy access to local amenities, popular schools and Manchester city centre transport links including the popular Manchester City Centre metro and easy access to the new Co-Op live arena. This 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.**

LOUNGE 14'8 x 10'4

uPVC double glazed bay window to the front elevation. Cupboard housing meter. Laminate flooring, radiator, light and power points. Access to dining room.

DINING ROOM 13'4 x 10'7

uPVC double glazed window to the rear elevation. Laminate flooring, radiator, light and power points. Access to kitchen.

KITCHEN

uPVC double glazed window to the side elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface over. Space for cooker and plumbing for fridge freezer. Tiled to splash back area and tiled to floor. Radiator and door providing access to the rear yard.

LANDING

Access to all bedrooms and bathroom.

BEDROOM ONE 14'3 x 11'3

uPVC double glazed window to the front elevation. Radiator, light and power points.

BEDROOM TWO 11'8 x 9'2

uPVC double glazed window to the rear elevation. Radiator, light and power points.

BEDROOM THREE 8'2 x 7'2

uPVC double glazed window to the rear elevation. Radiator, light and power points.

BATHROOM

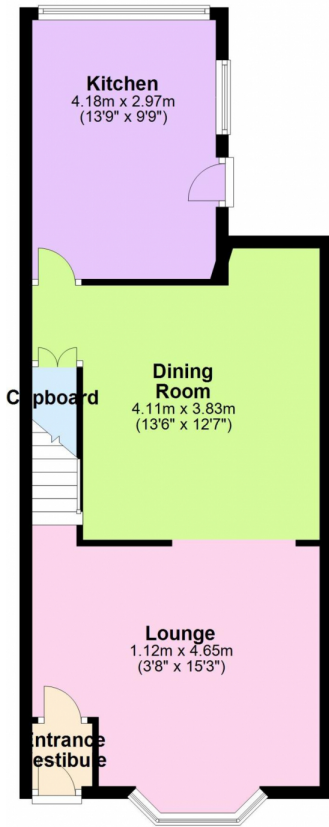
uPVC double glazed window with panel bath, low level wc and pedestal hand wash basin. Part tiled to walls, radiator and light point.

OUTSIDE

To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed yard.

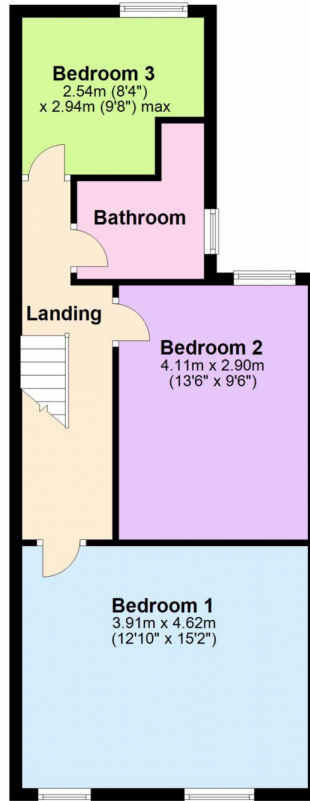
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

For purpose of illustration only
Plan produced using PlanUp.



Energy performance certificate (EPC)

453, Edge Lane Droylsden MANCHESTER M43 6JN	Energy rating D	Valid until: 6 July 2026
		Certificate number: 0958-0081-7253-4456-6964

Property type	Mid-terrace house
Total floor area	150 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		79 C
55-68	D	64 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, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 232 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

How this affects your energy bills

An average household would need to spend **£1,364 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 £339 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 18,340 kWh per year for heating
- 2,319 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 **6.2 tonnes of CO₂**

This property's potential production **3.6 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. Cavity wall insulation	£500 - £1,500	£244
2. Floor insulation (suspended floor)	£800 - £1,200	£55
3. Heating controls (room thermostat)	£350 - £450	£39
4. Solar photovoltaic panels	£5,000 - £8,000	£247

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	Roy Roberts
Telephone	07786004183
Email	djsr@hotmail.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	Stroma Certification Ltd
Assessor's ID	STRO025667
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	5 July 2016
Date of certificate	7 July 2016
Type of assessment	RdSAP
