



- TWO DOUBLE BEDROOM
- POPULAR LOCATION
- CONSERVATORY
- GAS CENTRAL HEATING
- FRESHLY DECORATED

- END QUASI SEMI
- FAMILY LOUNGE & DINER
- GARDENS TO FRONT AND REAR
- DOUBLE GLAZING
- NO VENDOR CHAIN

Property Description

***** FIRST TIME BUYERS ** NO VENDOR CHAIN** CONSERVATORY** CLOSE TO AMENITIES AND POPULAR SCHOOLS****
Saltsman and Co Estate Agents welcome to the open market this two bedroomed mid quasi semi detached for sale with no vendor chain. This property has recently undertaken a programme of cosmetic updating making this property an ideal purchase for any buyer looking for a property to move straight into and make their own. Perfectly located close to local amenities, transport connections and highly regarded primary and secondary schools. Briefly, the accommodation comprises; entrance hall, lounge through dining room, kitchen, and conservatory to the ground floor. Two bedrooms and bathroom to the first floor. To the front of the property is a low maintenance forecourt garden To the rear of the property is an enclosed garden. This property is uPVC double glazed and warmed via gas central heating. Early internal viewing is strongly advised.

ENTRANCE HALL

Double glazed front entrance door opening into hallway. Radiator, laminate flooring and light point. Stairs to all first floor accommodation and door providing access to lounge through dining room.

LOUNGE THROUGH DINING ROOM 24'2 x 16'5

uPVC double glazed window to the front elevation and uPVC double glazed sliding doors providing access to conservatory. Feature fire surround and hearth. Newly fitted carpet, light and power points. Open access to kitchen.

KITCHEN 17'5 x 12'2

uPVC double glazed window to the rear elevation. Wall and base units with complementary worksurface over. Space for cooker, space for fridge freezer and plumbing for washing machine. Tiled to splash back area and laminate to floor. Light and power points.

CONSERVATORY 10'10 x 7'11

uPVC double glazed and brick built construction. Laminate flooring, light and power points.

LANDING 10'3 x 8'4

uPVC double glazed window to the side elevation. Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE 29'9 x 15'10

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

BEDROOM TWO 13'9 x 10'3

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

BATHROOM

uPVC double glazed window. Panel bath, low level wc and pedestal hand wash unit. Part tiled to walls and light point.

OUTSIDE

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



125, Gloucester Road, Droylsden, MANCHESTER, M43 7PG

Dwelling type: Semi-detached house
Date of assessment: 23 June 2018
Date of certificate: 26 June 2018

Reference number: 8008-8875-9829-5727-1683
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

Use this document to:

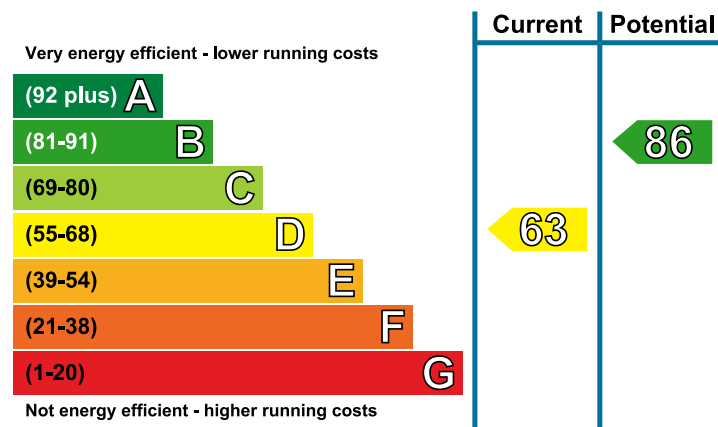
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,061
Over 3 years you could save	£ 585

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 129 over 3 years	
Heating	£ 1,587 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 297 over 3 years	£ 138 over 3 years	
Totals	£ 2,061	£ 1,476	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 114
2 Low energy lighting for all fixed outlets	£15	£ 42
3 Heating controls (room thermostat)	£350 - £450	£ 162

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, filled cavity	★ ★ ★ ☆ ☆
Roof	Pitched, 100 mm loft insulation	★ ★ ★ ☆ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Fully double glazed	★ ★ ★ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer, TRVs and bypass	★ ★ ★ ☆ ☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 62% of fixed outlets	★ ★ ★ ★ ☆

Current primary energy use per square metre of floor area: 293 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand








For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	7,526	(422)	N/A	N/A
Water heating (kWh per year)	1,842			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Floor insulation (suspended floor)	£800 - £1,200	£ 38	 D65
Low energy lighting for all fixed outlets	£15	£ 14	 D66
Heating controls (room thermostat)	£350 - £450	£ 54	 D68
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 48	 C71
Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 19	 C72
Solar water heating	£4,000 - £6,000	£ 21	 C73
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 260	 B86

Alternative measures

There are alternative measures below which you could also consider for your home.

- Micro CHP

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by ECMK Ltd. You can obtain contact details of the Accreditation Scheme at www.ecmk.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: ECMK302935
Assessor's name: Idrees Qureshi
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Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.0 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

