



Saltzman & Co
Estate Agents

Offers in excess of £200,000
10 Goldenhill Avenue, Manchester, Lancashire, M11 4NS



- THREE BEDROOM
- FAMILY LOUNGE
- SHOWER ROOM
- DRIVEWAY
- uPVC DG & GCH

- MID QUASI
- FITTED KITCHEN
- CLOSE TO TRANSPORT LINKS
- REAR GARDEN
- NO VENDOR CHAIN

Property Description

***** FIRST TIME BUYERS*** THREE BEDROOM MID QUASI *** NO VENDOR CHAIN** DRIVEWAY PARKING** DOWNSTAIRS WC ***CUL-DE-SAC LOCATION ***** Saltsman and Co Estate Agents welcome to the open market this three bedroomed semi detached family home 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. This property is perfectly located close to local amenities, Co-op Live Arena, primary/ secondary schools and city centre public transport connections. Briefly, the accommodation comprises; entrance hall, lounge, kitchen and wc to the ground floor. Three bedrooms and shower room to the first floor. To the front of the property is a low maintenance block paved garden and driveway. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating. Early internal viewing is strongly advised to fully appreciate.

ENTRANCE HALL

Double glazed front entrance door. Stairs to first floor accommodation and access to lounge.

LOUNGE 13'96 x 13'58

uPVC double glazed bay window to the front elevation with radiator beneath. Light and power points.

KITCHEN 10'79 x 9'23

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over. Wall mounted boiler. Plumbing for washing machine, four ring gas cooker with oven and grill beneath and space for fridge freezer. Tiled to splash back area and tiled to floor. Light and power points. Door providing access to rear inner hallway.

INNER HALLWAY

Access to wc and uPVC double glazed door providing access to the rear garden.

WC

uPVC double glazed window. Low level wc and handwash. Light point.

LANDING

Access to bedrooms and shower room. Light point.

BEDROOM ONE 11'81 x 11'09

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

BEDROOM TWO 12'95 x 9'97

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

BEDROOM THREE 9'70 x 7'76

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

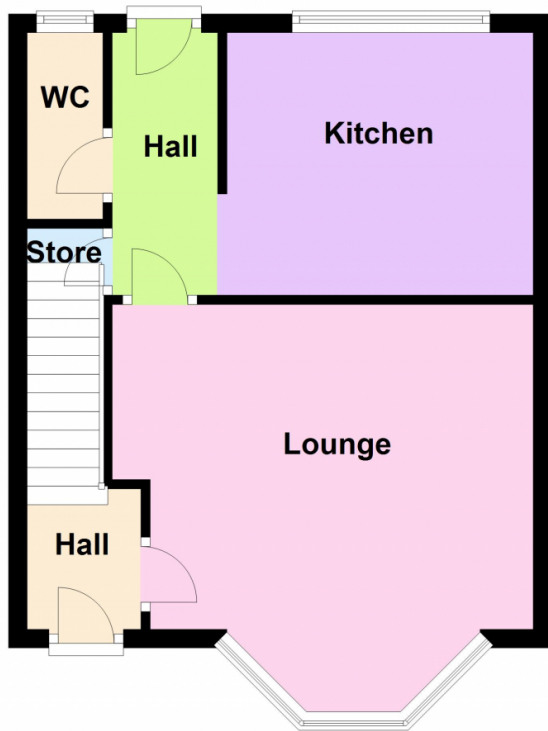
SHOWER ROOM 5'80 x 5'09

uPVC double glazed window. Enclosed shower unit with wall mounted shower. Low level wc and hand wash unit. Tilled to splash back areas, radiator and light point.

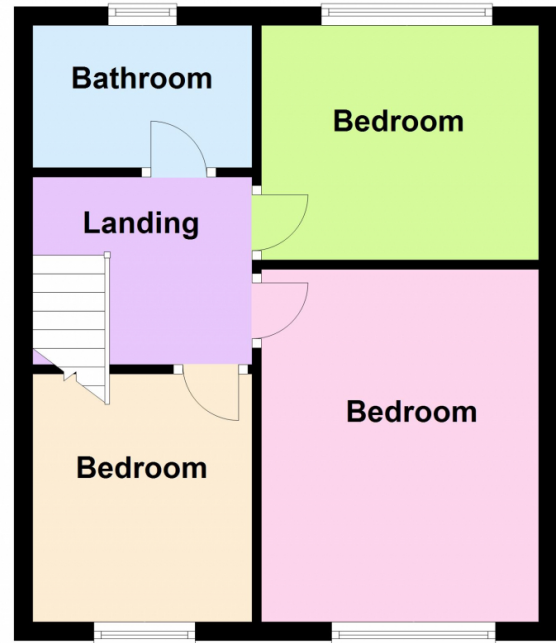
OUTSIDE

To the front of the property is a block paved garden and driveway. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn.

Ground Floor



First Floor



Energy performance certificate (EPC)

10 Goldenhill Avenue MANCHESTER M11 4NS	Energy rating D	Valid until: 2 September 2034
		Certificate number: 2080-7518-1040-0709-0775

Property type	Mid-terrace house
Total floor area	70 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		76 C
55-68	D	59 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 and room thermostat	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, electric	N/A

Primary energy use

The primary energy use for this property per year is 287 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,471 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 £193 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:

- 10,553 kWh per year for heating
- 1,784 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 3.5 tonnes of CO2

This property's potential production 2.1 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£83
2. Heating controls (TRVs)	£350 - £450	£59
3. Solar water heating	£4,000 - £6,000	£51
4. 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	30 August 2024
Date of certificate	3 September 2024
Type of assessment	RdSAP