



- MID QUASI
- FANTASTIC FIRST TIME BUYER OPPORTUNITY
- KITCHEN DINER
- LARGE REAR GARDEN
- uPVC DG & GCH
- NO VENDOR CHAIN

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- FAMILY LOUNGE
- FAMILY BATHROOM
- DRIVEWAY PARKING
- CLOSE TO AMENITIES & SCHOOLS



Property Description

****FIRST TIME BUYERS DO NOT MISS THIS OPPORTUNITY** TWO DOUBLE BEDROOMS** DRIVEWAY PARKING** CLOSE TO AMENITIES, TRANSPORT LINKS AND POPULAR SCHOOLS ** NO VENDOR CHAIN** Saltsmans and Co Estate agents welcome to the open market this two bedroomed mid quasi semi detached property for sale with no vendor chain. This family home is perfectly located for easy access to local amenities, transport connections including the convenient Manchester City centre metro link and Manchester motorway junctions and is within walking distance to highly regarded primary and secondary schools. This property has been well cared for and maintained by its current owners and is ready for any buyer to move straight into and make their own. Briefly, the accommodation comprises; entrance porch, entrance hall, lounge diner and kitchen diner to the ground floor. Two generous bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance block paved garden and driveway and to the rear 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.**

ENTRANCE PORCH

uPVC double glazed front entrance door opening into porch. Front entrance door providing access to the entrance hall.

ENTRANCE HALL

Stairs providing access to all first floor accommodation. Door to lounge. Cupboard housing meter, radiator and light point.

LOUNGE *14'26 x 10'44*

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

KITCHEN DINER *14'99 x 7'70*

Fitted with a range of wall and base units with complementary worksurface over with inset four ring electric hob with oven/grill beneath and extractor above. Plumbing for washing machine, space for free standing fridge freezer. Useful pantry cupboard for additional storage with uPVC double glazed window to the side elevation. Tiled to splash back area, radiator, light and power points. uPVC double glazed sliding patio doors providing access to the enclosed rear garden.

LANDING

Access to bedrooms and bathroom. Light point.

BEDROOM ONE *15'03 x 9'27*

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

BEDROOM TWO *10'89 x 8'94*

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

BATHROOM

uPVC double glazed window to the rear elevation. Family three piece bathroom suite comprising panel bath with mixer tap shower, low level wc and vanity handwash area. Tiled to walls, wall mounted heated chrome towel rail, light point.

OUTSIDE

To the front of the proeprty is a low maintenance block paved garden and driveway. To the rear of the property is a larger than average enclosed rear garden with patio and area laid to lawn.



Energy performance certificate (EPC)

22 Abbey Road Droylsden MANCHESTER M43 7RJ	Energy rating	Valid until: 23 November 2033
	C	Certificate number: 2243-3932-6209-9277-5200

Property type	Mid-terrace house
Total floor area	57 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 C. 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		90 B
69-80	C	73 C	
55-68	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, 75 mm loft insulation	Average
Window	Fully double glazed	Good
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,102 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 £206 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 5,594 kWh per year for heating
- 1,841 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

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 2.0 tonnes of CO₂

This property's potential production 0.7 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. Increase loft insulation to 270 mm	£100 - £350	£49
2. Floor insulation (suspended floor)	£800 - £1,200	£88
3. Solar water heating	£4,000 - £6,000	£68
4. Solar photovoltaic panels	£3,500 - £5,500	£593

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	David Saxon
Telephone	07778602636
Email	saxo1958@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018720
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 November 2023
Date of certificate	24 November 2023
Type of assessment	RdSAP