



- FOUR BEDROOMED SEMI
- FAMILY BATHROOM
- GENEROUS BEDROOMS
- DRIVEWAY PARKING
- FREEHOLD
- UPVC DG & GCH

- MODERN FITTED KITCHEN
- SEPARATE SHOWER ROOM
- ADDITIONAL STUDY ROOM
- CLOSE TO AMENITIES
- COUNCIL TAX B



Property Description

****LARGER THAN AVERAGE FOUR DOUBLE BEDROOMED SEMI DETACHED WOVER THREE FLOORS** FAMILY BATHROOM AND SEPARTAE SHOWER ROOM** FANTASTIC MODERN FITTED KITCHEN WITH INTERGRATED APPLIANCES AND CENTRAL ISLAND** UTILITY ROOM ** CLOSE TO TRANSPORT CONNECTIONS** Saltsman and Co Estate Agents welcome to the open market this larger than average four bedroomed semi detached family home. This property offers generous living accommodation throughout and briefly comprises; entrance hall, lounge and dining kitchen to the ground floor. Two bedrooms, study room and family bathroom to the first floor. Two bedrooms and shower room to the second floor. This property is perfectly located with easy access to local amenities, popular primary and secondary schools and transport connections including the convenient Manchester City Center metro link and Manchester motorway junctions. This family home has been well cared for by its current owner and is ready for any buyer to move into and make their own. To the front of the property is an enclosed low maintenance garden and driveway for off road parking. To the rear of the property is an enclosed family sized garden with patio and area laid with artificial lawn. This family home is uPVC double glazed and warmed via gas central heating.**

ENTRANCE HALL

Double glazed front entrance hall opening into entrance hall. Cupboard housing meters. Vertical modern wall mounted radiator. Feture glass panel staircase providing access to all first floor accommodation. Useful storage pantry housing boiler. Access to all ground floor accommodation. Light and power points.

LOUNGE 12'0 x 10'11

uPVC double glazed wi8ndow to the front elevation. Laminate border to floor with feature inset spot lights. Feature paneling to media wall. Radiator, spot lights to ceiling and power points.

KITCHEN 11'56 x 11'74

Modern fitted kitchen fitted with a comprehensive range of wall and base units with complementary worksurface over with inset sink and drainer unit with flexible mixer tap. Feature island with inset four ring induction hob and useful storage cupboards. Integrated oven, microwave, washing machine and fridge freezer. Spot lights to kick boards, spot lights to ceiling and power points. uPVC double glazed doors providing access to the rear garden. Opening to dining area.

DINING AREA 7'72 x 6'55

uPVC double glazed window to the rear elevation. Modern vertical wall mounted radiator, light and power points.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Stairs with feature lighting provide access to second floor accommodation.

BEDROOM 12'28 x 10'22

uPVC double glazed window. Radiator, light and power points.

BEDROOM 12'43 x 10'22

uPVC double glazed window. Radiator, light and power points.

STUDY ROOM 6'50 approx x 4'26

uPVC double glazed window. Radiator, light and power points.

BATHROOM

Two uPVC double glazed window. P-shaped bath with rainfall shower and glass divider. Low level wc and pedestal handwash. Wall mounted heated crome radiator, tiled to splash back areas, tiled to floor and light point.

SECOND FLOOR LANDING

Access to bedrooms and shower room.

BEDROOM 10'24 x 8'14

uPVC double glazed window, radiator, light and power points. Walk in wardrobe to loft area with light.

BEDROOM 10'14 x 8'10

uPVC double glazed window. Radiator, light and power points.

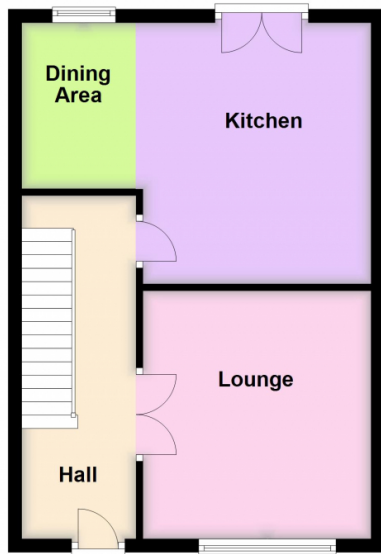
SHOWER ROOM

Shower cubicle, low level wc and handwash vanity unit. Wall mounted heated chrome towel rail. Extractor fan and light point.

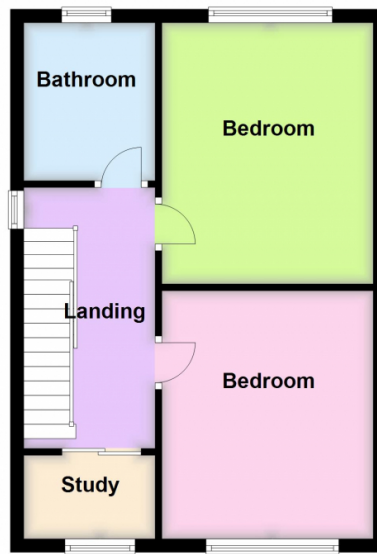
OUTSIDE

To the front of the property is a low maintenance front garden enclosed by a low level brick built wall with iron toppers and double iron access gates for access to driveway for off road parking. To the rear of the property is an enclosed family sized garden with steps to patio area and area laid to lawn with artificial grass for easy maintenance.

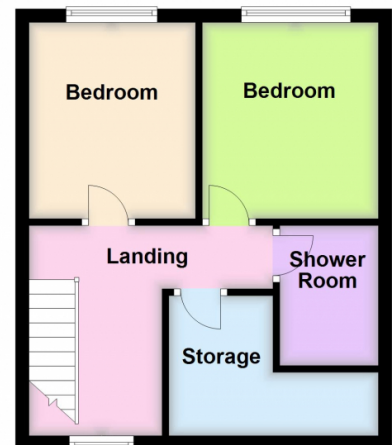
Ground Floor



First Floor



Second Floor



Energy performance certificate (EPC)

44, Easton Road Droylsden MANCHESTER M43 6NH	Energy rating C	Valid until: 11 November 2025
		Certificate number: 9328-5993-7219-4705-5980

Property type	Semi-detached house
Total floor area	81 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		87 B
69-80	C	71 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	Good
Roof	Pitched, 150 mm loft insulation	Good
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 27% of fixed outlets	Average
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 196 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£690 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 £144 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 7,476 kWh per year for heating
- 2,121 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 2.8 tonnes of CO₂

This property's potential production 1.3 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 (suspended floor)	£800 - £1,200	£39
2. Low energy lighting	£95	£33
3. Solar water heating	£4,000 - £6,000	£35
4. Replacement glazing units	£1,000 - £1,400	£37
5. Solar photovoltaic panels	£5,000 - £8,000	£243

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	Paul Johnson
Telephone	01625 262 567
Email	paul@propertysolutionsnorthwest.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001351
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 November 2015
Date of certificate	12 November 2015
Type of assessment	RdSAP