



- IMMACULATE THROUGHOUT
- PLANNING IN PLACE FOR A DORMA
- SPECTACULAR BATHROOM
- PRIVATE ENTRANCE
- POPULAR AUDENSHAW LOCATION

- ONE BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- GENEROUS LOUNGE
- uPVC DG & GCH
- EARLY VIEWING ADVISED

Property Description

****DROP YOUR BAGS AND MOVE STRAIGHT IN**FIRST TIME BUYERS** IMMACULATELY PRESENTED THROUGHOUT** POPULAR AUDENSHAW LOCATION** NO VENDOR CHAIN**PRIVATE ENTRANCE**** Saltsman & Co. Estate Agents are delighted to welcome to the open market this beautiful one bedroomed apartment for sale with no vendor chain. Situated in the sought after area of Audenshaw, this property is in close proximity to transport links into city centre and surrounding areas. It is also close to all local amenities such as supermarkets, shops, pubs, eateries, greenspaces and schools. In brief, the property comprises of an inviting entrance hallway with stairs upto the main landing. Off the landing, there is a spacious, open plan lounge and kitchen, a large double bedroom and a beautiful family sized bathroom. This property also features an outdoor patio area at the entrance.

ENTRANCE HALL

Front entrance door accessed by secure private gated entrance opening into entrance hall. Fitted cupboard and useful coat hanging space. Newly carpeted stairs to first floor accommodation.

LANDING

uPVC double glazed window. Radiator, light and power points. Access to lounge, bedroom, kitchen and bathroom.

LOUNGE 14'52 x 11'55

uPVC double glazed window. Fitted shelving and cupboards. Radiator, laminate flooring, light and power points.

KITCHEN 9'88 x 6'15

uPVC double glazed window. Fitted with a modern range of wall and base units with work surface over. Plumbing for washing machine, free standing fridge freezer and freestanding cooker. Wall mounted boiler. Tiled to splash back areas. Radiator, light and power points.

BATHROOM 6'77 x 8'22

Stunning family bathroom with uPVC double glazed window with feature handwash inset into grand oak storage unit. Panel bath with wall mounted shower and low level wc. Wall mounted heated chrome towel rail, fully tiled and light point.

OUTSIDE

Private patio area to front.

PLANNING

There is planning approval in place for a dormer loft conversion.



Energy performance certificate (EPC)

11a Sidmouth Street Audenshaw MANCHESTER M34 5EZ	Energy rating	Valid until: 15 January 2033
	C	Certificate number: 0991-1201-6407-0764-1804

Property type	Top-floor flat
Total floor area	49 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 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	78 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, 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, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 172 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 **£397 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 £28 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:

- 3,494 kWh per year for heating
- 1,808 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 1.5 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£28

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	13 January 2023
Date of certificate	16 January 2023
Type of assessment	RdSAP
