



- TWO BEDROOM
- POPULAR LOCATION
- MODERN DINING KITCHEN
- DOUBLE GLAZED
- NO VENDOR CHAIN

- MID TERRACE
- FIRST TIME BUYERS
- LARGE REAR GARDEN
- GAS CENTRAL HEATING
- EARLY VIEWING ADVISED



## Property Description

**\*\* FIRST TIME BUYERS DO NOT MISS OUT\*\* TWO BEDROOMED MID TERRACE\*\* NO VENDOR CHAIN\*\* CLOSE TO AMENITIES AND TRANSPORT CONNECTIONS\*\* LARGER THAN AVERAGE REAR YARD\*\*** Saltsman and Co welcome to the open market this two bedroomed mid terrace property 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 in and make their own making it an ideal purchase for any first time buyer. Briefly, the accommodation comprises; entrance vestibule, lounge, kitchen diner and wc to the ground floor. Two bedrooms and family bathroom to the first floor. This property is perfectly located for easy access to local amenities, transport connections and popular schools. To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed larger than average enclosed garden with patio, decking and area laid to lawn with plant and shrub borders. Access gate to off road parking. This property is double glazed and warmed via gas central heating.

### ENTRANCE VESTIBULE

uPVC double glazed front entrance door opening into entrance vestibule. Door opening into lounge.

### LOUNGE *12'43 x 12'05*

uPVC double glazed window to the front elevation with radiator beneath. Feature fire with attractive surround and hearth. Light and power points.

### KITCHEN DINER *13'27 x 10'52*

uPVC double glazed window to the rear elevation. Fitted with a comprehensive range of modern wall and base units with complementary work surface over. Four ring electric hob with oven beneath and extractor above, space for fridge freezer and plumbing for washing machine. Protected to splash back areas, radiator, light and power points. Door providing access to the rear garden and door providing access to downstairs wc.

### DOWNSTAIRS WC

uPVC double glazed window to the rear elevation. Low level wc and handwash. Radiator and light point.

### LANDING

Access to bedrooms and bathroom.

### BEDROOM ONE *13'52 x 12'65*

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

### BEDROOM TWO *13'51 x 7'71*

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

### BATHROOM

L- Shaped bathroom with uPVC double glazed window. Panel bath with shower, low level wc and hand wash. Useful linen cupboard for extra storage. Part tiled to walls, radiator and light point.

### OUTSIDE

To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed larger than average enclosed garden with patio, decking and area laid to lawn with plant and shrub borders.





# Energy performance certificate (EPC)

127 Moorside Street  
Droylsden  
MANCHESTER  
M43 7HH

Energy rating  
**D**

Valid until: **28 March 2033**

Certificate number: **0340-2678-8270-2427-3581**

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 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		83 B
69-80	C		
55-68	D	64 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 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 30% of fixed outlets	Average
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 252 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,689 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 £405 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.

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### Heating this property

Estimated energy needed in this property is:

- 8,238 kWh per year for heating
  - 2,018 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is D. 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

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This property produces 3.1 tonnes of CO2

This property's potential production 1.4 tonnes of CO2

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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.

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## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£208
2. Floor insulation (suspended floor)	£800 - £1,200	£61
3. Low energy lighting	£35	£67
4. Solar water heating	£4,000 - £6,000	£69
5. Solar photovoltaic panels	£3,500 - £5,500	£595

### 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](http://www.gov.uk/improve-energy-efficiency)

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## 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	Derek Grabham
Telephone	0203 397 8220
Email	<a href="mailto:support@propcert.co.uk">support@propcert.co.uk</a>

### 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/002323
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	28 March 2023
Date of certificate	29 March 2023
Type of assessment	<a href="#">RdSAP</a>

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