



**Saltzman & Co**  
Estate Agents

**Offers in excess of £180,000**  
488 Audenshaw Road, Audenshaw, Manchester,  
Lancashire, M34 5PT



- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE BATHROOM
- NO VENDOR CHAIN

- MID TERRACE
- FITTED KITCHEN
- LARGER THAN AVERAGE REAR YARD
- uPVC DG & GCH



## Property Description

**\*\* FIRST TIME BUYERS DO NOT MISS OUT\*\*\*TWO DOUBLE BEDROOMED MID TERRACE\*\*\* NO VENDOR CHAIN\*\*\* TWO RECEPTION ROOMS\*\* FITTED KITCHEN & LARGE FAMILY BATHROOM \*\* POPULAR AUDENSHAW LOCATION\*\*** Saltsman and Co Estate agents welcome to the open market this two bd=edroomed mid terrace property for sale with no vendor chain. This property is a blank canvas ready for any buyer to move into and make their own making it an attractive purchase for a wide range of buyers. Located within the popular area of Audenshaw close to local amenities, popular primary/secondary schools, transport connections, and motorway junctions. The accommodation comprises; an entrance hall, lounge, dining room and kitchen to the ground floor. Two double bedrooms and a large family bathroom to the first floor. To the front of the property is a low maintenance garden which lends itself to the potential to convert into a driveway. To the rear of the property is a larger than average enclosed yard. This property is uPVC double glazed and warmed via gas central heating. Early internal viewing is strongly advised to fully appreciate.

### **ENTRANCE HALL** 13'63 x 3'58

uPVC double glazed front entrance door opening into entrance hall way. Cupboard housing meter, radiator, light and power points. Access to all ground floor accommodation and stairs providing access to all first floor accommodations.

### **LOUNGE** 11'29 x 11'14

uPVC double glazed. Radiator, light and power points.

### **DINING ROOM** 13'22 x 12'31

uPVC double glazed. Radiator, light and power points.

### **KITCHEN** 10'65 x 8'95

uPVC double glazed window. Fitted with a range of wall and base units with complementary worksurface with inset four ring gas hob with extractor above and oven beneath. Plumbing for washing machine and space for free standing fridge freezer. Useful understairs storage cupboard and cupboard housing boiler. Tiled to splash back areas and tiled to floor. Radiator, light and power points. uPVC double glazed door providing access to the rear yard.

### **LANDING** 13'35 x 5'40

Access to bedrooms and bathroom. Loft hatch and light point.

### **BEDROOM ONE** 15'51 x 11'16

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

### **BEDROOM TWO** 13'43 x 9'77

uPVC double glazed window to the rear elevation looking out to relaxing field views. Radiator, light, and power points.

### **BATHROOM** 9'27 x 9'02

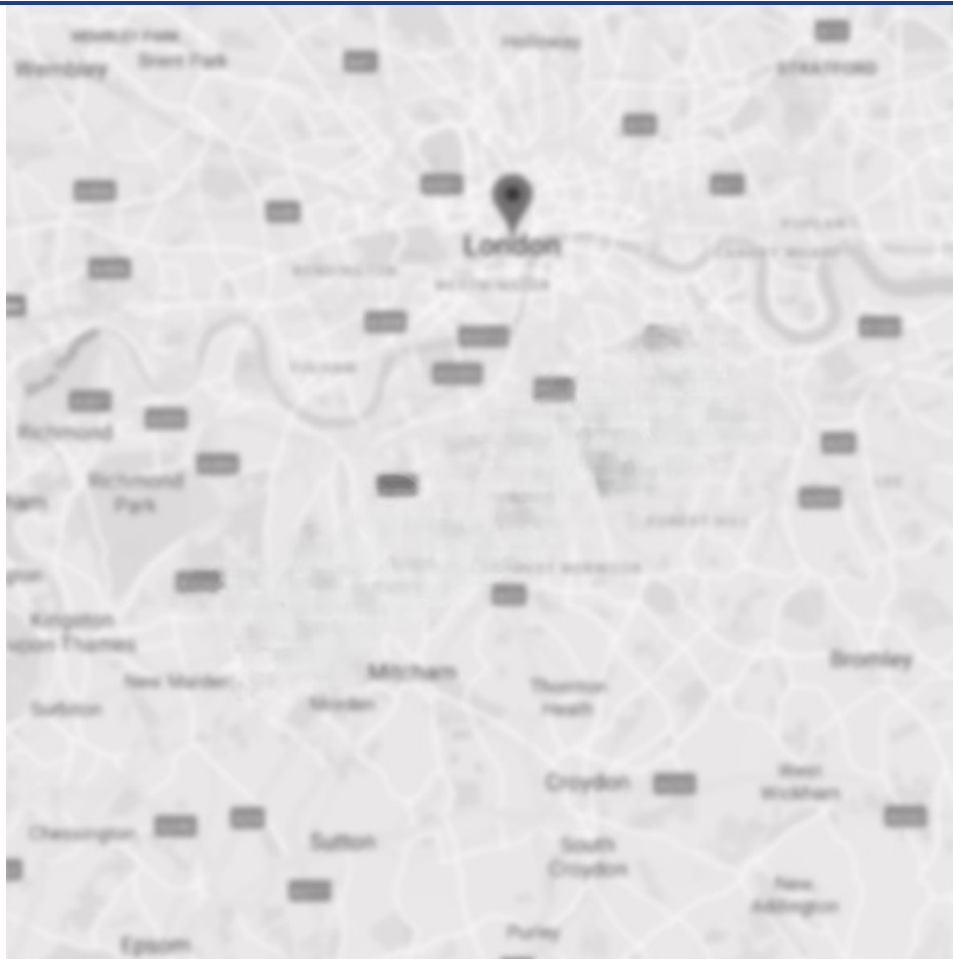
uPVC double glazed window. Larger than average family bathroom comprising; a panel bath, low level wc and pedestal hand wash basin. Useful storage cupboard, radiator, and light point.

### **OUTSIDE**

To the front of the property is a low maintenance garden which has the potential as similar properties to convert into a driveway for off road parking. To the rear of the property is a larger than average enclosed yard.







Energy performance certificate (EPC)

488 AUDENSHAW ROAD  
TAMESIDE  
MANCHESTER  
AUDENSHAW  
M34 5PT

Energy rating

D

Valid until:

20 September 2030

Certificate number:

2264-1001-5208-8950-1200

Property type

Mid-terrace house

Total floor area

77 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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/2264-1001-5208-8950-1200?print=true

1/5

## 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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, 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 289 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£959 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 £311 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 10,461 kWh per year for heating
  - 2,079 kWh per year for hot water
-



## 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.9 tonnes of CO<sub>2</sub>

This property's potential production 1.6 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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	£45
2. Cavity wall insulation	£500 - £1,500	£56
3. Internal or external wall insulation	£4,000 - £14,000	£101
4. Floor insulation (suspended floor)	£800 - £1,200	£36
5. Low energy lighting	£15	£18
6. Heating controls (room thermostat)	£350 - £450	£23
7. Solar water heating	£4,000 - £6,000	£30
8. Solar photovoltaic panels	£3,500 - £5,500	£305

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

## 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	Iftikhar Ahmed
Telephone	01706 662 700
Email	<a href="mailto:info@energynational.co.uk">info@energynational.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	Stroma Certification Ltd
Assessor's ID	STRO002352
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	26 August 2020
Date of certificate	21 September 2020
Type of assessment	<a href="#">RdSAP</a>