



Saltzman & Co
Estate Agents

Offers in excess of £260,000
22 Hawthorn Road, Droylsden, Manchester, Lancashire,
M43 7HU



- THREE BEDROOM
- MODERN KITCHEN DINER
- POPULAR LOCATION
- REAR GARDEN
- COUNCIL TAX B
- uPVC DG & GCH

- SEMI DETACHED
- FAMILY BATHROOM
- DRIVEWAY PARKING
- LEASEHOLD 908 REMAIN
- WELL PRESENTED



Property Description

**** IMMACULATE THREE BEDROOMED SEMI DETACHED** STYLISH DINING KITCHEN WITH CENTRAL ISLAND** MODERN FAMILY BATHROOM** DRIVEWAY** DESIRABLE LOCATION**** Saltsmans and Co Estate Agents welcome to the open market this modern well presented three bedroomed semi detached family home. This property has been tastefully decorated throughout with a contemporary feel this property is ready for any buyer to move straight into, making it an ideal purchase for a wide range of buyers. Situated in a highly regarded residential location, this property briefly comprises an entrance hall, lounge, and modern fitted kitchen diner to the ground floor. Three bedrooms and a family bathroom to the first floor. Perfectly located within a short distance of local amenities, transport connections, and popular primary and secondary schooling including the esteemed Laurus secondary school. To the front of the property is a low maintenance garden and driveway providing off road parking. To the rear of the property is an enclosed garden with a patio and an area laid to lawn. This warm and welcoming family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the high standard of living accommodation contained within.

ENTRANCE HALL

Double glazed Rock front door opening into entrance hallway. Useful understairs storage cupboard housing boiler. Grey laminate flooring, radiator and light point. Access to ground floor accommodation and stairs providing access to all first floor accommodation.

LOUNGE 12'99 x 11'39

uPVC double glazed bay window to the front elevation with radiator beneath. Light and power points. Double doors opening to kitchen diner.

KITCHEN DINER 15'94 x 12'52 max point

uPVC double glazed window to the side elevation with double sink and drainer unit beneath. Fitted with a comprehensive range of high gloss wall and base units incorporating wine racks and wine cooler with complementary worksurface over with inset electric hob with double oven beneath and extractor hood above. Intergrated washing machine and dishwasher. Space for free standing fridge freezer. Protected to splash back areas. Central island with feature over lights. Grey laminate flooring, modern verticle wall mounted radiator, spot lights to ceiling and power points.

LANDING

Access to bedrooms and bathroom. Light and power points.

BEDROOM ONE 12'76 x 9'80

uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

BEDROOM TWO 12'61 x 9'78

uPVC double glazed window to the rear elevation with radiator beneath. Useful fitted shelving. Light and power points.

BEDROOM THREE 6'66 x 8'87

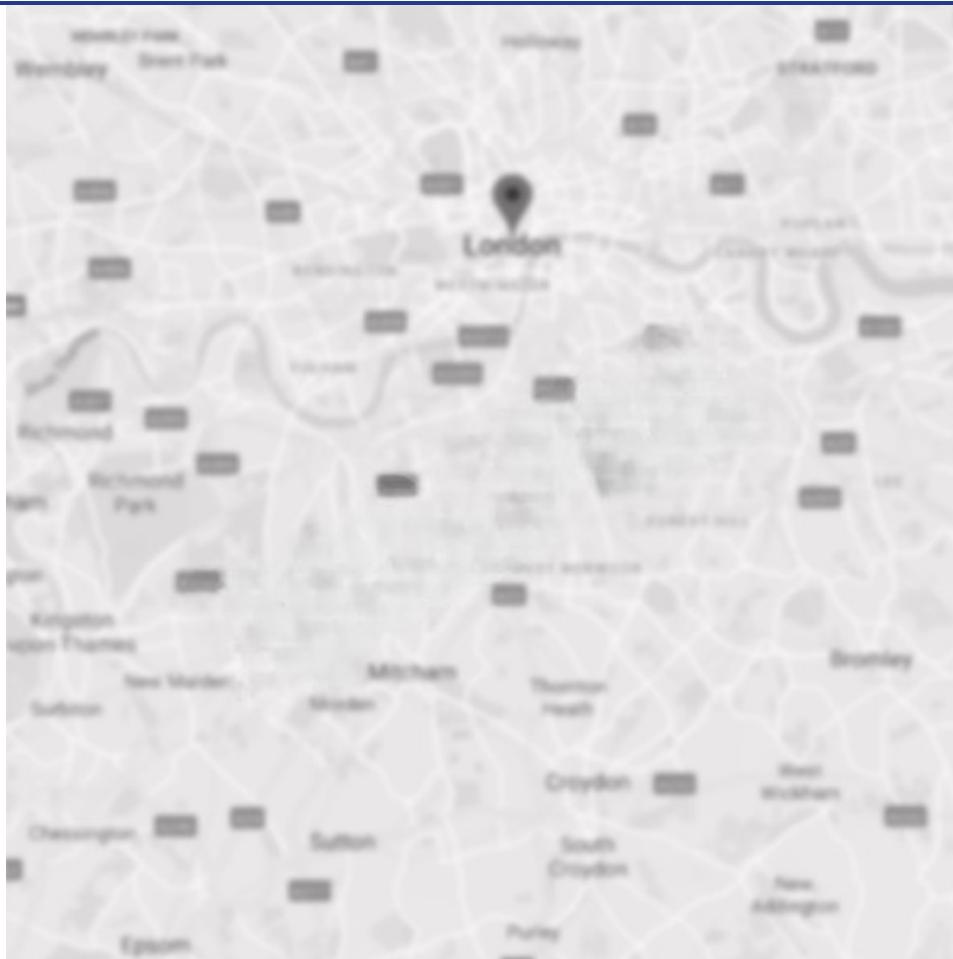
uPVC double glazed window to the front elevation. Radiator, light and power points.

BATHROOM 8'43 x 5'81

uPVC double glazed window to the rear elevation. Modern fitted bathroom comprising; a panel bath with wall mounted mix tap rain fall shower, low level wc, and hand wash vanity unit. Wall mounted heated chrome towel rail, tiled to walls and floor. Light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway proviiding off road parking. Gated entrance to the side and rear garden. To the rear of the property is an enclosed garden with patio, area laid to lawn, and further patio area to the rear of the garden.



Energy performance certificate (EPC)

22 Hawthorn Road
Droylsden
MANCHESTER
M43 7HU

Energy rating

C

Valid until:

7 February 2035

Certificate number:

0888-3046-1202-1785-5200

Property type

Semi-detached house

Total floor area

73 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		88 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, 150 mm loft insulation	Good
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 184 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£792 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 £97 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 6,902 kWh per year for heating
- 1,906 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 2.4 tonnes of CO₂

This property's potential production 1.1 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. Floor insulation (suspended floor)	£800 - £1,200	£57
2. Solar water heating	£4,000 - £6,000	£40
3. Solar photovoltaic panels	£3,500 - £5,500	£390

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

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	Asif Munir
Telephone	07853263301
Email	amunir100@yahoo.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/019066
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 February 2025
Date of certificate	8 February 2025
Type of assessment	RdSAP