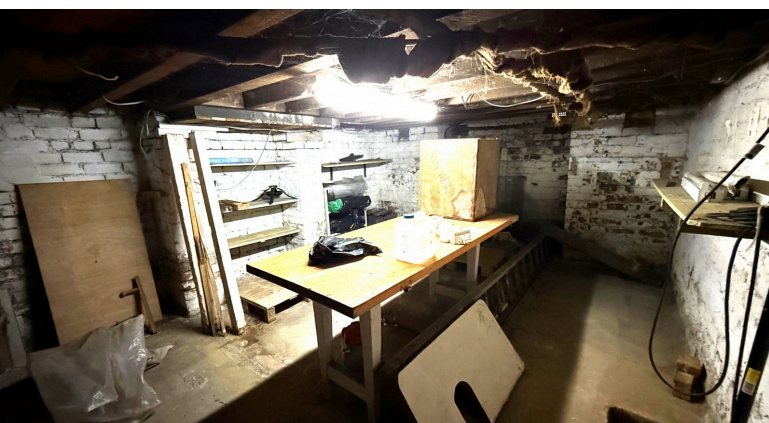




Saltzman & Co
Estate Agents

Offers in excess of £225,000
1 Cemetery Road, Droylsden, Manchester, Lancashire, M43
6QQ



- THREE / FOUR BEDROOMED
- SEMI DETACHED
- CELLAR CHAMBER
- POPULAR LOCATION
- COUNCIL TAX B
- DG & GCH

- DOUBLE EXTENDED
- NO VENDOR CHAIN
- UPDATING REQUIRED
- LEASEHOLD - 906 YRS REMAIN
- FANTASTIC SIZED FAMILY HOME
- DRIVEWAY & GARAGE



Property Description

****LARGER THAN AVERAGE THREE / FOUR BEDROOMED DOUBLE EXTENDED SEMI DETACHED FAMILY HOME** NO VENDOR CHAIN** LARGE CELLAR CHAMBER** GARAGE** CLOSE TO AMENITIES AND POPULAR SCHOOLS** UPDATING REQUIRED **** IDEAL PURCHASE FOR ANY FAMILY BUYER LOOKING FOR THEIR FOREVER HOME TO MAKE THEIR OWN** Saltsman and Co welcome to the open market this larger than average and full of potential three/four bedroomed semi detached property for sale with no vendor chain. This property has been a much loved and cared for family home but would now benefit from a programme of refurbishment, making it a fantastic purchase for any buyer looking for a generous sized property to make their own and become their forever home. Perfectly located to allow easy access to local amenities, highly regarded primary and secondary schools and transport connections including the popular Manchester City Centre Metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises; entrance hall, lounge, kitchen diner, cellar access and garage access to the ground floor. Three / four bedrooms and shower room to the second floor. To the front of the property is a low maintenance garden and driveway providing access to garage. To the rear of the property is an enclosed family garden with area laid to lawn and decking. This property is hardwood double glazed and warmed via gas central central heating. Internal viewing is advised to fully appreciate the potential and living accommodation contained within.

PORCH

Composite front entrance door opening to entrance hall. Hardwood Double glazed windows, composite door providing access to entrance hall.

ENTRANCE HALL

Hardwood double glazed window. Access to all ground floor accommodation and stairs providing access to first floor accommodation. Radiator and light point.

LOUNGE 17'7 x 12'4

Hardwood double glazed window to the front elevation with radiator beneath. Wall mounted fire. Hardwood double glazed window to the rear elevation with radiator beneath. Light and power points.

KITCHEN DINER 14'10 x 7'5

Hardwood double glazed window to the rear elevation. Fitted with a range of wall and base units with worksurface over. Plumbing for washing machine and space for fridge freezer. Tiled to walls, radiator, laminate flooring, light and power points. Door providing access to garage. Door providing access to electric meters and access to cellar via ladder.

LANDING

Access to bedrooms and shower room. Loft hatch. Light point.

BEDROOM ONE 14'6 x 11'9

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

BEDROOM TWO 11'11 x 9'3

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

BEDROOM THREE 12'2 x 6'8

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

BEDROOM FOUR/ OFFICE/ DRESSING ROOM/ NURSERY ROOM 8'4 x 7'11

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

SHOWER ROOM

Hardwood double glazed window. Corner shower cubicle with wall mounted shower, pedestal handwash basin and low level wc. Wall mounted heated chrome towel rail. tiled to walls and light point.

OUTSIDE

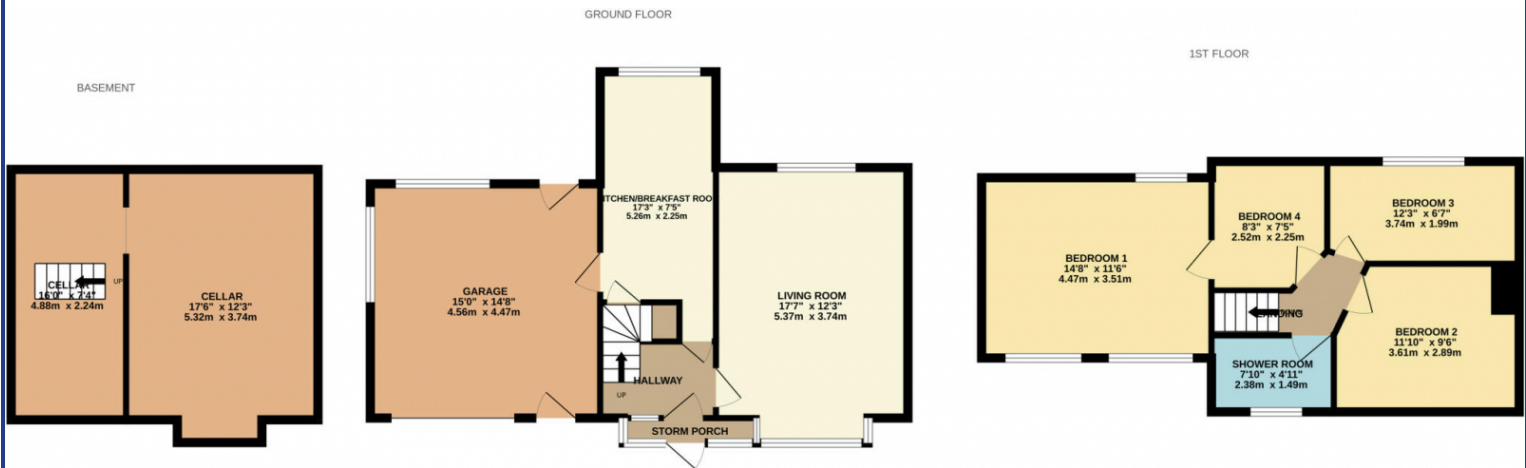
To the front of the property is a low maintenance garden with driveway for off road parking. To the rear of the property is an enclosed family garden with decking and steps leading to area laid to lawn.

CELLAR 20'3 max x 17'3 max

Ladder access, light and power points.

GARAGE 14'11 x 14'3

Access via an up and over door from the front or internally from the kitchen diner. Light and power points. Composite door providing access to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

1 Cemetery Road
Droylsden
MANCHESTER
M43 6QQ

Energy rating

D

Valid until: **2 July 2034**

Certificate number: **2180-3053-8040-7101-9101**

Property type: Semi-detached house

Total floor area: 80 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 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		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	Cavity wall, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
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 53% of fixed outlets	Good
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,453 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 £228 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2024** 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:

- 11,419 kWh per year for heating
- 2,135 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

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 3.7 tonnes of CO₂

This property's potential production 2.3 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. Flat roof or sloping ceiling insulation	£850 - £1,500	£73
2. Floor insulation (suspended floor)	£800 - £1,200	£63
3. Low energy lighting	£35	£40
4. Solar water heating	£4,000 - £6,000	£53
5. Solar photovoltaic panels	£3,500 - £5,500	£463

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://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	Michael Akers
Telephone	07884024731
Email	info@hfl.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	1 July 2024
Date of certificate	3 July 2024
Type of assessment	RdSAP
