



- THREE BEDROOMED
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- LEASEHOLD - 871 YRS REMAIN
- uPVC DG & GCH
- VIEWING ADVISED

- SPACIOUS MID TERRACE
- LARGE FAMILY BATHROOM
- IDEAL FIRST TIME BUYER OPP
- COUNCIL TAX A
- CLOSE TO METRO & AMENITIES



Property Description

**** LARGER THAN AVERAGE** THREE BEDROOMED MID TERRACE PROPERTY** TWO RECEPTION ROOMS** SPACIOUS FITTED KITCHEN** LARGE MODERN BATHROOM**** Saltsman and Co Estate Agents welcome to the open market this larger than average, three bedroomed bay fronted mid terrace property. Offering generous living accommodation throughout, this family home has been well cared for by its current owners and is ready for any buyer to move straight into and make their own.. Perfectly located to provide easy access to local amenities, popular primary/secondary schools, and transport connections, including the Manchester City Centre tram system and Manchester M60 motorway junctions. Briefly, the accommodation comprises an entrance vestibule, lounge, dining room and kitchen to the ground floor. Three bedrooms and a family bathroom are situated on the first floor. To the front of the property is a low maintenance garden forecourt, and to the rear of the property is an enclosed yard. This deceptively spacious property is uPVC double glazed and warmed via gas central heating. Internal viewing is essential to fully appreciate the generous living accommodations contained within.

ENTRANCE VESTIBULE

uPVC double glazed front entrance door opening into entrance hall. Feature flooring, radiator and light point.

LOUNGE 14'91 x 12'05

uPVC double glazed bay fronted window to the front elevation. Cupboard housing meters. Coving to ceiling, radiator, light and power points.

DINING ROOM 13'03 x 13'00

uPVC double glazed window. Useful understairs pantry cupboard. Radiator, light and power points.

KITCHEN 17'38 x 8'37

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface above. Space for cooker, plumbing for washing machine and space for free standing fridge freezer. Wall mounted combi boiler. Tiled to floor and tiled to splash back areas. Radiator, light and power points.

LANDING

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

BEDROOM ONE 16'04 x 12'09

Two uPVC double glazed windows to the front elevation. Varnished wooden flooring, radiator, light and power points.

BEDROOM TWO 10'94 x 6'7

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

BEDROOM THREE 8'89 x 8'52

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

BATHROOM 10'78 x 6'65

Large modern bathroom comprising panel bath, pedestal hand wash basin and low level wc. Combined radiator and heated towel rail. Part tiled to walls and splash back areas. Light point.

OUTSIDE

To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed paved yard.



Energy performance certificate (EPC)

369, Manchester Road
Droylsden
MANCHESTER
M43 6GE

Energy rating

D

Valid until: **18 June 2025**

Certificate number: **0732-2866-7761-9995-6645**

Property type: Mid-terrace house

Total floor area: 104 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		84 B
69-80	C		
55-68	D	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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	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	Very good
Lighting	Low energy lighting in 44% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 209 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation
- Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend **£865 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 £183 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 12,491 kWh per year for heating
 - 1,657 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 (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.8 tonnes of CO₂

This property's potential production 2.0 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	£41
2. Internal or external wall insulation	£4,000 - £14,000	£84
3. Low energy lighting	£25	£29
4. Solar water heating	£4,000 - £6,000	£29
5. Solar photovoltaic panels	£5,000 - £8,000	£234

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	William Simpson
Telephone	0161 443 4580
Email	survey1@edwardmellor.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	Northgate
Assessor's ID	NGIS802655
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 June 2015
Date of certificate	19 June 2015
Type of assessment	RdSAP