

- THREE DOUBLE BEDROOMS
- LARGE LOUNGE
- OFF ROAD PARKING
- LEASEHOLD - 868 REMAINING
- uPVC DG & GCH

- END TERRACE
- MODERN KITCHEN DINER
- COUNCIL TAX A
- EPC RATING C
- NO VENDOR CHAIN

Property Description

**** LARGE THREE DOUBLE BEDROOMED END TERRACE ** OFF ROAD PARKING ** CLOSE TO AMENITIES AND TRANSPORT CONNECTIONS ** FANTASTIC FAMILY HOME **** Saltsman and Co Estate Agents welcome to the open market this larger than average three double bedroomed end terrace property for sale with no vendor chain. This property offers generous living accommodation throughout and briefly comprises: lounge and kitchen diner to the ground floor. Three double bedrooms and bathroom to the first floor. This property is perfectly located to provide easy access to local amenities, transport connections, and popular schools. This deceptively spacious property is uPVC double glazed and warmed via gas central heating. To the rear of the property is an enclosed yard. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

LOUNGE 21'46 x 13'52

Large family lounge with uPVC double glazed window to the front elevation. Radiator, light, and power points.

KITCHEN DINER 13'23 x 10'70

uPVC double glazed window to the rear elevation with double stainless steel sink and drainer unit beneath. Fitted with a modern comprehensive range of wall and base units with complementary worksurface over with inset four ring hob with oven/ grill beneath. Plumbing for washing machine and space for free standing fridge freezer. Tiled to splash back areas, radiator, light, and power points. uPVC double glazed patio door providing access to the rear yard.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE 19'60 x 13'16

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM TWO 10'15 x 10'14

Two uPVC double glazed windows. Radiator, light and power points.

BEDROOM THREE 14'09 x 8'56

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

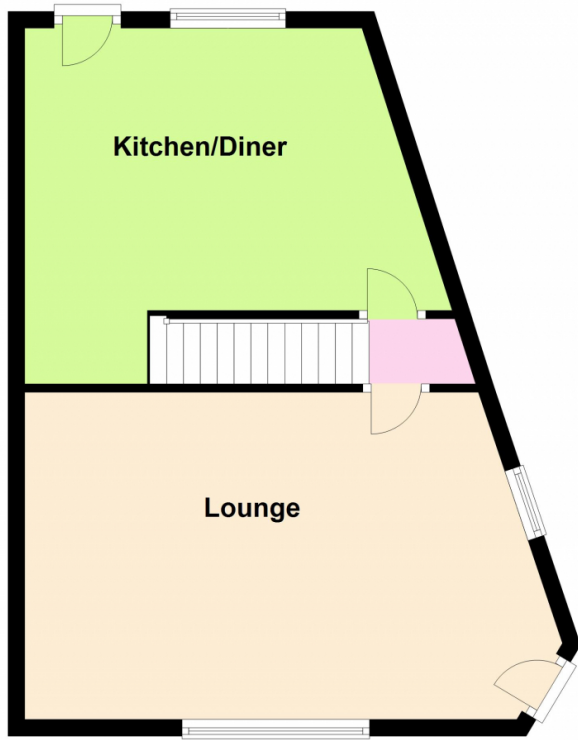
BATHROOM 19'60 x 13'16

Enclosed shower cubicle with wall mounted shower, low level wc and pedestal hand wash basin. Part tiled to walls and splash back areas. Light point.

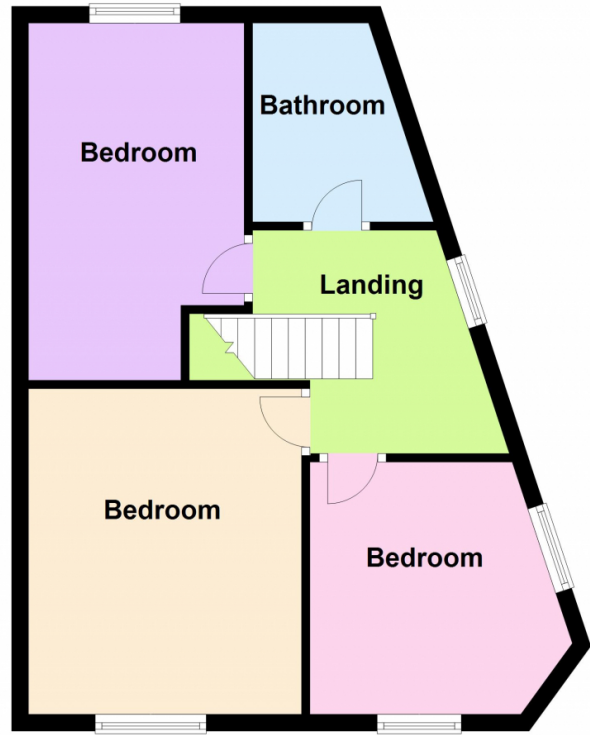
OUTSIDE

To the rear of the property is an enclosed yard. Off road parking to the side.

Ground Floor



First Floor



Energy performance certificate (EPC)

373 Abbey Hey Lane
Abbey Hey
MANCHESTER
M18 8RB

Energy rating

C

Valid until:

14 January 2034

Certificate number:

9652-3033-0309-2034-6204

Property type

End-terrace house

Total floor area

84 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 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	70 C	76 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
Walls	Average thermal transmittance 0.77 W/m²K	Average
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.59 W/m²K	Poor
Windows	High performance glazing	Good
Main heating	Boiler and radiators, mains gas	Very good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very good
Lighting	Good lighting efficiency	Good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 181 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£985 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 £0 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.

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 2.8 tonnes of CO₂

This property's potential production 2.7 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. Solar photovoltaic panels	£3,500 - £5,500	£180

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)
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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	Muhammad Munir
Telephone	07872 314 115
Email	hello@manchesterepc.com

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/027354
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	15 January 2024
Date of certificate	15 January 2024
Type of assessment	SAP