

- TWO BEDROOMED
- NO VENDOR CHAIN
- DINING AREA
- FAMILY BATHROOM
- FREEHOLD

- MID TERRACE
- LOUNGE
- FITTED KITCHEN
- CLOSE TO AMENITIES
- uPVC DG & GCH

Property Description

**** FIRST TIME BUYERS / INVESTORS** TWO BEDROOMED MID TERRACE** DINING AREA ** CLOSE TO CITY CENTRE TRANSPORT LINKS ** NO VENDOR CHAIN**** Saltsman and Co Estate Agents welcome to the open market this two bedroomed mid terrace property for sale with no vendor chain. This property is perfectly located to provide easy access to public transport connections, popular schools, and local amenities including the popular Lime Square retail park. Briefly, the accommodation comprises: entrance vestibule, lounge with open plan middle stairs, dining area and kitchen to the ground floor. two bedrooms and bathroom to the first floor. This family home is ready for any buyer to move straight into and make their own, making it a fantastic purchase for any buyer looking for a house to move straight into and make their own. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised.

ENTRANCE VESTIBULE

uPVC double glazed front entrance door. Door to lounge.

LOUNGE 13'35 x 13'16

uPVC double glazed window to the front elevation. Cupboard housing meters. Light and power points. Middle staircase providing access to all first floor accommodation. Opening to dining area.

DINING AREA 11'38 x 11'30

uPVC double glazed patio doors providing access to the rear yard. Radiator, light, and power points.

KITCHEN 11'73 x 6'81

uPVC double glazed window to the side elevation with stainless steel sink and drainer unit beneath. Fitted with a modern range of wall and base units with complementary worksurface with four ring inset hob with oven/ grill beneath and extractor above. Integrated fridge freezer and integrated microwave. Plumbing for washing machine. Tiled to splash back areas. Vertical wall mounted radiator, light and power points.

LANDING

Access to bedrooms and bathroom. Light point.

BEDROOM ONE 13'42 x 13'16

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

BEDROOM TWO 13'26 x 6'08

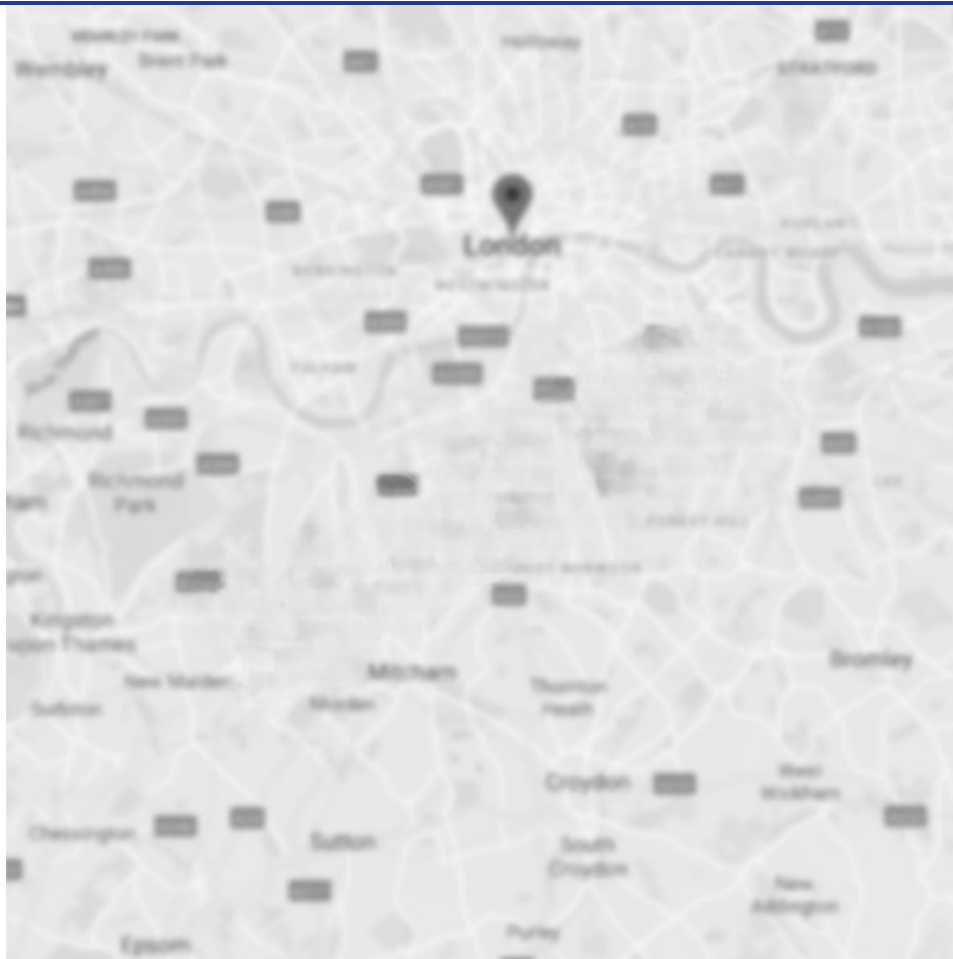
uPVC double glazed window to the rear elevation. Radiator, light and power points.

BATHROOM 7'98 x 6'62

uPVC double glazed window. Panel bath with rainfall shower and folding glass screen divide. Low level wc and hand wash vanity unit. Wall mounted heated chrome towel rail, tiled to walls and floor. Fan and light point.

OUTSIDE

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



Energy performance certificate (EPC)

63, Wheler Street
MANCHESTER
M11 1DH

Energy rating

D

Valid until:

6 April 2027

Certificate number:

0317-2824-7244-9803-7611

Property type

Mid-terrace house

Total floor area

76 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		83 B
69-80	C		
55-68	D	66 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, filled cavity	Good
Roof	Pitched, 200 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 83% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£742 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 £132 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 9,900 kWh per year for heating
- 2,068 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 3.2 tonnes of CO2

This property's potential production 1.7 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. Internal or external wall insulation	£4,000 - £14,000	£98
2. Solar water heating	£4,000 - £6,000	£33
3. Solar photovoltaic panels	£5,000 - £8,000	£252

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	Anthony Gray
Telephone	07766701002
Email	antgray@sky.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301812
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 April 2017
Date of certificate	7 April 2017
Type of assessment	RdSAP