



- EXCLUSIVE THREE BEDROOMED EXTENDED DETACHED
- IMMACULATE THROUGHOUT
- FABULOUS KITCHEN DINER
- ENSUITE TO MASTER BEDROOM
- REAR GARDEN
- EPC - C
- HIGHLY REGARDED LOCATION
- SUNSHINE LOUNGE
- BI-FOLD DOORS TO REAR
- FAMILY BATHROOM
- LEASEHOLD - 980 REMAIN
- uPVC DG & GCH



Property Description

*** EXCLUSIVE THREE BEDROOMED EXTENDED DETACHED *** IMMACULATE THROUGHOUT *** NO VENDOR CHAIN **
Saltsman and Co Estate Agents are proud to welcome to the open market this exclusive three-bedroom extended detached family home, finished to an exceptional standard and situated on the highly sought-after Thornley Rise estate. This stunning property is in true show home condition, offering an ideal space for modern family living and falling within the catchment area of highly regarded schools, with excellent transport connections nearby. From the moment you enter the welcoming hallway, you are drawn into a sunshine lounge featuring a striking fireplace and patio doors that open out onto the rear garden, creating a bright and relaxing space. The heart of the home is a contemporary open-plan dining kitchen, complete with a stylish central island, bi-folding doors that invite the outdoors in, and Velux windows that flood the space with natural light. Upstairs, generous bedrooms include a luxurious master with en-suite, complemented by a beautifully appointed family bathroom. The rear garden offers a peaceful patio area, perfect for outdoor entertaining. Fully uPVC double glazed and warmed by gas central heating, this home is ready for immediate occupation. Internal viewing is highly recommended to truly appreciate the space, style, and quality on offer. Rarely does a home of this calibre come to market—don't miss your opportunity to secure this prestigious family residence. ** DISCLAIMER PLEASE NOTE GARAGES TO THE FRONT DO NOT BELONG TO THIS PROPERTY **

ENTRANCE HALL 9'23 x 5'71

Front entrance door opening into entrance hallway. Access to all ground floor accommodation. Stairs providing access to all first floor accommodation. Useful purpose built storage cupboard for coats and shoes. Radiator, luxury Vinyl flooring, light, and power points.

LOUNGE 16'19 x 8'60

Sunshine lounge with uPVC double glazed window to the front elevation with radiator beneath and uPVC double glazed patio doors providing access to the rear garden. Feature glass screened log view fire, luxury Vinyl flooring, light and power points.

KITCHEN 16'31 x 15'09

This stunning modern kitchen diner is fitted with a comprehensive range of wall and base units with complementary quartz work surfaces. Feature central island with storage cupboards and drawers and inset hob. Velux windows to ceiling and bi-folding doors provide additional natural light and access to the rear garden. Vertical wall mounted radiator, luxury Vinyl flooring, light and power points.

WC

Low level wc and pedestal hand wash. Light point.

LANDING 14'21 x 3'33

Two uPVC double glazed windows. Radiator, light, and power points. Access to bedrooms and the family bathroom.

BEDROOM ONE 15'69 x 11'79

uPVC double glazed window. Vertical wall mounted radiator. Fitted wardrobes, laminate flooring, light and power points. uPVC double glazed patio doors to Juliet balcony. Door to ensuite shower room.

ENSUITE SHOWER 9'18 x 5'88

uPVC double glazed window. Fully tiled to both walls and floor. Walk in shower with glass screen divide, floating handwash unit and low level wc. Wall mounted towel rail and light point.

BEDROOM TWO 12'60 x 8'95

uPVC double glazed window. Fitted wardrobes and matching dressing table and drawers. Light and power points.

BEDROOM THREE 13'07 x 6'76

uPVC double glazed window. Fitted wardrobes, radiator, light and power points.

BATHROOM

Panel bath with mixer tap shower, low level wc and pedestal hand wash basin. Tiled to both walls and floor, radiator and light point.

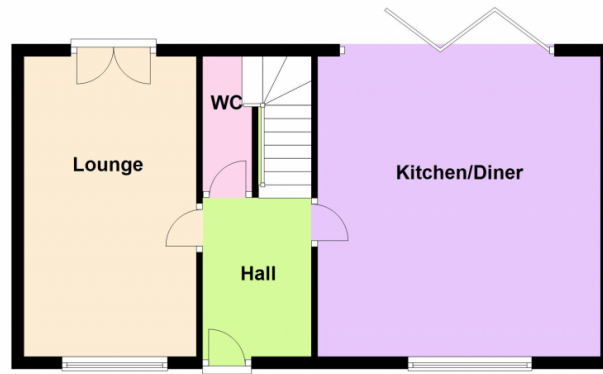
OUTSIDE

To the front of the property is a low maintenance garden and driveway for off road parking. To the rear of the property is an enclosed low maintenance garden with patio and a raised plant and shrub border. Outside PowerPoint.

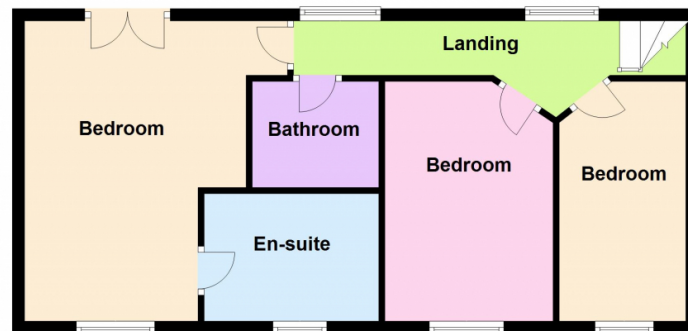
DISCLAIMER

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Ground Floor



First Floor



Energy performance certificate (EPC)

16 Thornley Rise
Audenshaw
MANCHESTER
M34 5JX

Energy rating

C

Valid until: 30 April 2035

Certificate number: 3001-0305-4002-1474-0102

Property type Detached house

Total floor area 97 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		84 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, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	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	Solid, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 162 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£977 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 £46 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:

- 7,039 kWh per year for heating
- 2,232 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 2.8 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. Solar water heating	£4,000 - £6,000	£46
2. Solar photovoltaic panels	£3,500 - £5,500	£394

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	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	30 April 2025
Date of certificate	1 May 2025
Type of assessment	RdSAP