



Saltzman & Co
Estate Agents

Offers in the region of £450,000
53 Maple Avenue, Audenshaw, Manchester, Lancashire,
M34 5SR



- FIVE BEDROOM DETACHED
- IMMACULATE
- DOWNSTAIRS WC
- LARGE LOUNGE THROUGH DINING ROOM
- LUXUARY BATHROOM
- LARGE REAR GARDEN

- CORNER PLOT
- LARGE ORANGERY
- FAMILY KITCHEN
- SPACIOUS BEDROOMS
- ENSUITE SHOWER
- uPVC DG & GCH



****ROOM FOR ALL THE FAMILY ** OUTSTANDING FIVE BEDROOMED SEMI DETACHED SITUATED ON A CORNER PLOT****

Saltsman and Co Estate Agents welcome this fantastic opportunity to offer for sale this beautifully presented and substantially extended five-bedroom semi-detached home, ideally positioned on a generous corner plot in the sought-after residential area of Audenshaw. This double extended property to the side and rear has been lovingly maintained by its current owner and is ready for any buyer to simply move straight in.

Boasting an impressive sense of space throughout, the accommodation comprises a large bay-fronted lounge that flows effortlessly through to the dining area, creating a perfect space for relaxing or entertaining. A modern kitchen, complete with space for a large range-style cooker, offers a practical and stylish environment for family cooking. The addition of a downstairs WC adds further convenience to the ground floor. A standout feature of this home is the stunning rear orangery – bright, spacious, and seamlessly connecting the indoors to the outdoors, it opens onto a private, enclosed garden complete with a pergola, artificial lawn, and a large patio area – ideal for family life and summer gatherings .

Upstairs, the property continues to impress with four generously sized double bedrooms and one single bedroom, all benefiting from fitted wardrobes or storage. A luxurious main shower room with underfloor heating exudes high-end hotel style, while an additional en-suite shower room further enhances the comfort of the home. Externally, there is a driveway to the front providing off-road parking, along with access to the garage, which is secured by a roller shutter door.

Located within a well-regarded neighbourhood, this home is close to a wide range of local amenities, excellent primary and secondary schools, and superb transport links, including the Manchester City Centre Metrolink, making commuting effortless.

Warmed by gas central heating and fully double glazed with uPVC windows, this is a spacious and comfortable family home that truly needs to be seen to be fully appreciated. Early internal viewing is strongly recommended.

PORCH 7'35 x 2'67

uPVC double glazed doors providing access to entrance porch. uPVC double glazed windows to the front and side elevation. Tiled to floor, radiator and wall light. Double uPVC double glazed feature curved entrance doors providing access to spacious welcoming entrance hall.

ENTRANCE HALL 12'32 x 6'95

Cupboard housing gas meter. Radiator, laminate flooring, light and power points. Stairs providing access to all first floor accommodation and glass panel door to inner hallway.

INNER HALLWAY 18'46 x 9'67

uPVC double glazed window to the side elevation with radiator beneath. Access to kitchen, lounge through dining room and orangery. Laminate flooring, light and power points.

LOUNGE THROUGH DINING ROOM 33'31 x 10'92

uPVC double glazed bay window to the front elevation with radiator beneath. Feature wall with modern feature electric log burner effect fire. Two further radiator, built in purpose shelving. Laminate flooring, light and power points. uPVC double glazed French doors providing additional access to orangery.

WC

Fully tiled to walls. Low level wc with push-button flush and hand wash. Extractor fan and light.

KITCHEN 17'67 x 8'41

uPVC double glazed window to the rear elevation with double stainless steel sink and drainer beneath with flexi mixer tap. Fitted with a comprehensive range of wall and base units with worksurface over and matching breakfast bar with USB charge points. Space for large Arga style cooker. Integrated microwave and dishwasher. Tiled splash back areas. Modern vertical wall mounted radiator. Light and power points. Door providing access to garage.

ORANGERY 20'88 max point x 14'33 max point

uPVC double glazed and brick built construction with tiled roof. Two radiators, laminate flooring, spot lights to ceiling, and power points. uPVC double glazed patio doors providing access to the rear garden.

GARAGE 13'37 x 9'05 approx

Electric roller shutter door to the front. Plumbing for washing machine and space for dryer. Light and power points.

LANDING

Access to bedrooms and shower room.

BEDROOM 18'49 x 9'58

uPVC double glazed window to the side elevation with radiator beneath and uPVC double glazed window to the rear elevation. Modern fitted purpose built floor to ceiling wardrobes. Light and power points.

BEDROOM 14'60 x 8'76

uPVC double glazed window to the rear elevation with radiator beneath. Fitted wardrobes and shelves. Light and power points. Doorway to ensuite.

ENSUITE 8'81 x 2'63

uPVC double glazed window to the side elevation. Enclosed shower cubicle, low level wc and handwash. Fully tiled to walls and floor. Wall mounted heated chrome towel rail and light point.

BEDROOM 13'53 into window x 9'07 to wardrobe

uPVC double glazed window to the front elevation with radiator beneath. Fitted floor to ceiling wardrobes. Light and power points.

BEDROOM 12'12 x 8'84

uPVC double glazed window to the front elevation with radiator beneath. Fitted wardrobes and top cupboards. Light and power points.

BEDROOM 7'75 x 6'91

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

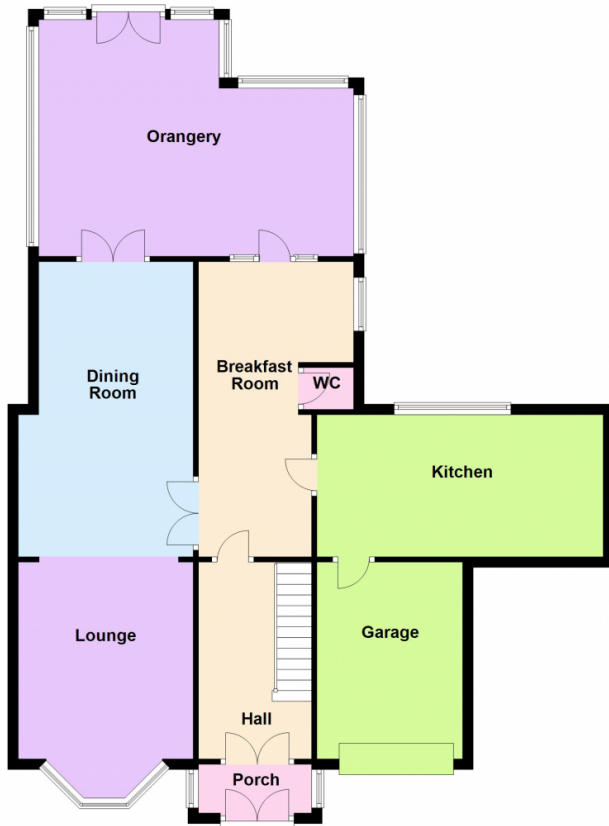
SHOWER ROOM 15'28 x 9'78 max point

uPVC double glazed window to the rear elevation and uPVC double glazed window to the side elevation. Double walk in shower area with rain fall shower. Wc and hand wash vanity unit. Fitted store cupboard. Wall mounted towel rail. Spot lights to ceiling. Under floor heating. Loft hatch.

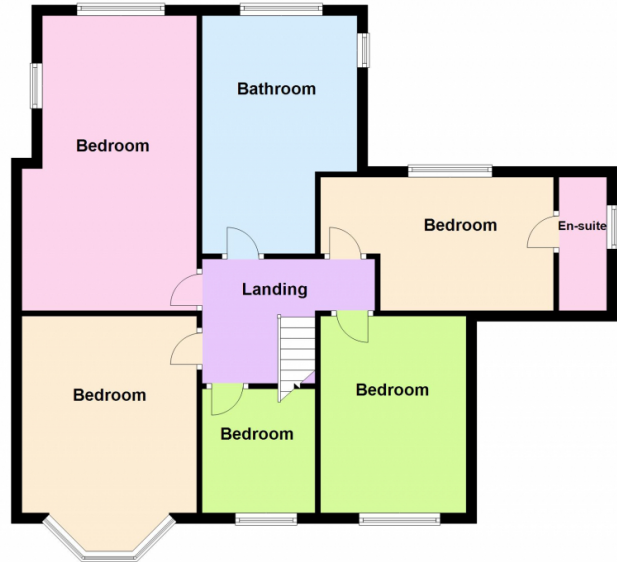
REAR

Enclosed family sized garden with the wow factor. Large patio area and area laid to lawn with artificial grass. Covered pergola.

Ground Floor



First Floor



Energy performance certificate (EPC)

53 Maple Avenue
Audenshaw
MANCHESTER
M34 5SR

Energy rating

D

Valid until:

30 March 2035

Certificate number:

2100-0167-0050-3106-8121

Property type

Semi-detached house

Total floor area

146 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		74 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
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	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	To external air, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,730 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 £58 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:

- 16,273 kWh per year for heating
- 2,055 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 5.2 tonnes of CO₂

This property's potential production 4.2 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. Floor insulation (suspended floor)	£800 - £1,200	£57
2. Solar photovoltaic panels	£3,500 - £5,500	£394

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](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	28 March 2025
Date of certificate	31 March 2025
Type of assessment	RdSAP
