



Saltzman & Co
Estate Agents

Offers in the region of £235,000
69 Clough Road, Droylsden, Manchester, Lancashire, M43
7WC



- THREE BEDROOMED
- GENEROUS CORNER PLOT
- SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY & GARDENS
- COUNCIL TAX A

- END QUASI SEMI DETACHED
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- SPACIOUS BEDROOMS
- FREEHOLD
- uPVC DG & GCH



Property Description

**** FIRST TIME BUYERS / FAMILY BUYERS *** LARGE THREE BEDROOM END QUASI ** CORNER PLOT ** NO VENDOR CHAIN ****
SHOWER ROOM ** FAMILY BATHROOM ** DRIVEWAY PARKING ** Saltsman and Co Estate Agents welcome to the open market this well presented three bedroomed end quasi semi detached property for sale with no vendor chain. This family home offers generous living accommodation throughout and is situated on a large corner plot within a highly regarded residential location, providing easy access to local amenities, popular schools, and transport connections, including the popular Manchester City Centre Metro link and Manchester M60 Motorway junctions. Briefly, the accommodation comprises: entrance hall, bright spacious lounge, kitchen - diner and shower room to the ground floor. Three bedrooms and family bathroom to the first floor. There are low-maintenance gardens with off road parking to the front and side. To the rear of the property is an enclosed garden with decking. This family home is ready for any buyer 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 to fully appreciate the generous living accommodation contained within.

ENTRANCE HALL

uPVC double glazed front entrance door. uPVC double glazed window to the side elevation. Laminate flooring, radiator, light, and power points. Access to kitchen and lounge. Stairs providing access to shower room and first floor accommodation.

LOUNGE 17'10 x 10'6

Bright spacious family lounge with uPVC double glazed window to the front elevation with radiator beneath and uPVC double glazed window to the side elevation. Laminate flooring, light, and power points.

KITCHEN DINER 12'7 x 11'10

uPVC double glazed window to the rear elevation with double stainless steel sink and drainer unit beneath with mixer tap. Fitted with a comprehensive range of wall and base units with complementary work surface over. Space for gas cooker, plumbing for washing machine, and space for free standing fridge freezer. Protected to splash back areas. Laminate flooring, radiator, light and power points.

SHOWER ROOM

uPVC double glazed window to the rear elevation. Enclosed shower cubicle, hand wash and low level wc. Tiled to walls and tiled to floor. Light point.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and family bathroom. Laminate flooring, light and power points.

BEDROOM ONE 12'0 x 10'11

Two uPVC double glazed windows to the front elevation with radiator beneath. Fitted cupboard. Laminate flooring, light, and power points.

BEDROOM TWO 12'10 x 10'9

Two uPVC double glazed windows to the rear elevation with radiator beneath. Fitted wardrobes. Laminate flooring, light, and power points.

BEDROOM THREE 10'9 x 6'7 max

Two uPVC double glazed windows to the front elevation with radiator beneath. Laminate flooring, light, and power points.

BATHROOM

uPVC double glazed window to the rear elevation. Panel bath with mixer tap shower, hand wash unit and low level wc. Tiled to walls and floor. Wall mounted heated chrome towel rail and light point.

OUTSIDE

Situated on a generously sized corner plot. The front of the property is enclosed by a well-established private hedge row with double access gates to the side for vehicle access and a single access gate leading to the front. Low maintenance paved garden and driveway to the front and side with feature slate area to the front. Access gate to the rear garden. To the rear of the property is a low maintenance garden with decking



Energy performance certificate (EPC)

69, Clough Road
Droylsden
MANCHESTER
M43 7WG

Energy rating

C

Valid until:

25 February 2026

Certificate number:

2668-1097-7232-1276-5980

Property type

End-terrace house

Total floor area

69 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		86 B
69-80	C	70 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, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
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 212 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£637 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 £83 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 7,193 kWh per year for heating
- 2,159 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 2.6 tonnes of CO₂

This property's potential production 1.3 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 (solid floor)	£4,000 - £6,000	£35
2. Low energy lighting	£20	£18
3. Solar water heating	£4,000 - £6,000	£30
4. Solar photovoltaic panels	£5,000 - £8,000	£247

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	Paul Cable
Telephone	0161 4434580
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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018556
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	26 February 2016
Date of certificate	26 February 2016
Type of assessment	RdSAP