Saltsman & Co
Estate Agents

Offers in excess of £200,000

17 Brian Avenue, Droylsden, Manchester, Lancashire, M43 7HN

- THREE BEDROOM
- NO VENDOR CHAIN
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO AMENITIES
- COUNCIL TAX A
- END TOWN HOUSE
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- FREEHOLD
- uPVC DG & GCH

2 3 2

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Property Description

** INVESTORS / FAMILY BUYERS ** THREE BEDROOM END TOWN HOUSE ** GENEROUS ACCOMMODATION OVER THREE FLOORS ** DOWNSTAIRS SHOWER ROOM ** FAMILY BATHROOM ** NO VENDOR CHAIN ** Saltsman and Co Estate Agents welcome to the open market this three bedroomed end town house for sale with no vendor chain. This property offers generous living accommodation over three floors but would benefit from some cosmetic updating, making it a fantastic purchase for any buyer looking for a home to make their own. Perfectly located to provide easy access to local amenities, popular schools, and transport connections, including the convenient Manchester City Centre Metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises: entrance hall, lounge, and shower room to the ground floor. Lounge and kitchen to the first floor and three bedrooms, and a family bathroom to the second floor. This family home is uPVC double glazed and is warmed via gas central heating. Early internal viewing is strongly advised.

ENTRANCE HALL
uPVC double glazed front entrance door. uPVC double glazed window to the front elevation. Access to ground floor accommodation. Under stairs cupboard housing meters. Laminate flooring and light point.

LOUNGE *17'78 max point x 9'82*
uPVC double glazed window to the front elevation. Laminate flooring, light, and power points.

SHOWER ROOM
Enclosed shower cubicle, hand wash and low level wc. Useful storage cupboard. Tiled splashback areas and tiled floor. Light point. Door providing access to the rear garden.

FIRST FLOOR LANDING
Radiator and light point. Access to lounge.

LOUNGE *18'87 max point x 11'80*
uPVC double glazed windows to the front elevation. Radiator, laminate flooring, light, and power points. Door to stairs providing access to second floor accommodations and access to kitchen.

KITCHEN *12'75 x 8'08*
uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with worksurface over. Four ring gas hob with oven beneath. Wall mounted boiler. Plumbing for washing machine and space for free standing fridge freezer. Protected to splash back areas and tiled to floor. Pantry cupboard, radiator, light, and power points.

LANDING
Radiator and light point. Access to bedrooms and bathroom.

BEDROOM *11'87 x 10'38 into recess*
uPVC double glazed window to the front elevation. Radiator, laminate flooring, light, and power points.

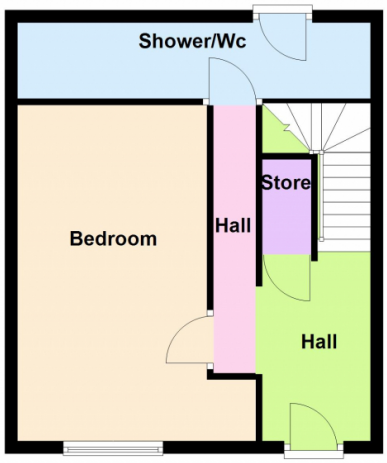
BEDROOM *10'40 x 8'18*
uPVC double glazed window to the rear elevation. Radiator, laminate flooring, light, and power points.

BEDROOM *8'13 max point x 7'22 max point*
uPVC double glazed window to the front elevation. Radiator, laminate flooring, light, and power points.

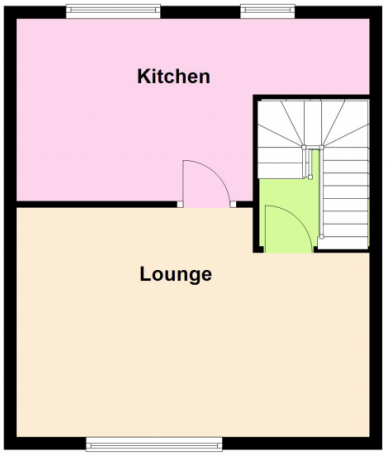
BATHROOM *8'17 x 5'08*
uPVC double glazed window to the rear elevation. Panel bath with mixer tap shower, low-level wc, and hand wash.Part tiled to walls, radiator, and light point.

OUTSIDE
To the rear of the property is a paved garden. Large storage shed.

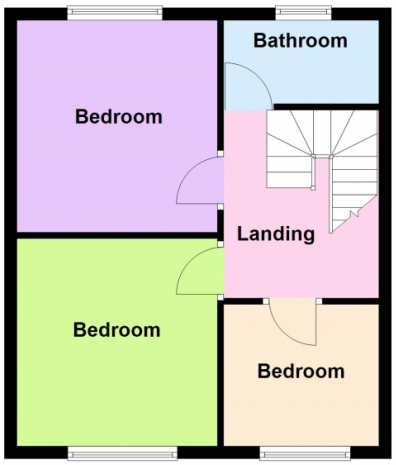
Ground Floor



First Floor



Second Floor



Energy performance certificate (EPC)

17 Brian Avenue Droylsden MANCHESTER M43 7HN	Energy rating **D**	Valid until:	**10 June 2035**
		Certificate number:	**0968-1201-6805-8055-1504**

Property type	End-terrace house
Total floor area	114 square metres

Rules on letting this property

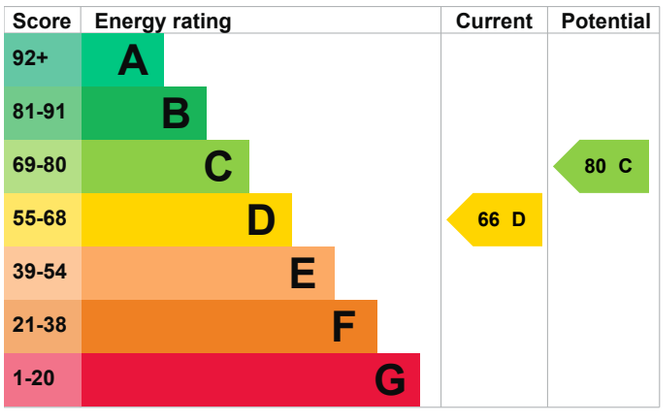
Properties can be let if they have an energy rating from A to E.

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).

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

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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	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 all fixed outlets	Very 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 231 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- System build present

How this affects your energy bills

An average household would need to spend **£1,410 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 £263 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:

- 15,636 kWh per year for heating
- 2,279 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	4.6 tonnes of CO2
This property's potential production	2.8 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. Cavity wall insulation	£500 - £1,500	£120
2. Floor insulation (solid floor)	£4,000 - £6,000	£47
3. Heating controls (TRVs)	£350 - £450	£51
4. Solar water heating	£4,000 - £6,000	£45
5. Solar photovoltaic panels	£3,500 - £5,500	£390

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (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@hfll.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	10 June 2025
Date of certificate	11 June 2025
Type of assessment	RdSAP