



Saltsman & Co
Estate Agents

£410,000

10b Fairfield Square, Droylsden, Manchester, Lancashire,
M43 6AD



- THREE BEDROOMED
- UNIQUE OPPORTUNITY
- FAMILY BATHROOM
- HIGHLY REGUARDED LOCATION
- FREEHOLD

- DETACHED BUNGALOW
- GENEROUS LIVING ACCOMMODATION
- PRIVATE SURROUNDINGS
- GAS CENTRAL HEATING
- COUNCIL TAX B



Property Description

****UNIQUE OPPORTUNITY** THREE BEDROOMED DETACHED BUNGALOW **HIGHLY REGARDED FAIRFIELD MORAVIAN ****
Saltsman and Co Estate Agents welcome to the open market this charming three bedroomed detached bungalow. This unique property is tucked away in the highly regarded Fairfield Moravian settlement, yet provides easy access to local amenities, popular schools, and transport connections, including the Manchester City Centre Metro link and motorway junctions. Briefly, the accommodation comprises: a welcoming entrance hall, a lounge, a kitchen diner, utility room, three bedrooms, and a bathroom. Surrounded by well established gardens for added privacy and allocated parking space to the rear. This property is warmed via gas central heating. Internal viewing is highly recommended to fully appreciate the living accommodation and grounds this property is nestled between.

ENTRANCE HALL 11'76 x 10'36

Generous welcoming entrance hall with front entrance door with leaded and stained glass design. Window to the front elevation with leaded and stained glass design. Radiator, laminate flooring, and light point.

LOUNGE 17'77 x 14'57

Window to the front elevation. Feature fire, laminate flooring, light and power points.

KITCHEN 14'13 x 10'17

Window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface over with inset four ring electric hob with oven beneath and extractor above. Tiled to splash back areas and space for free standing fridge freezer. Radiator, light, and power points.

UTILITY ROOM

Plumbing for the washing machine. Radiator, light, and power points.

BEDROOM 18'73 x 10'82

Window, feature fireplace, radiator, light, and power points.

BEDROOM 10'29 x 8'52

Window, radiator, light, and power points.

BEDROOM 8'74 x 6'88

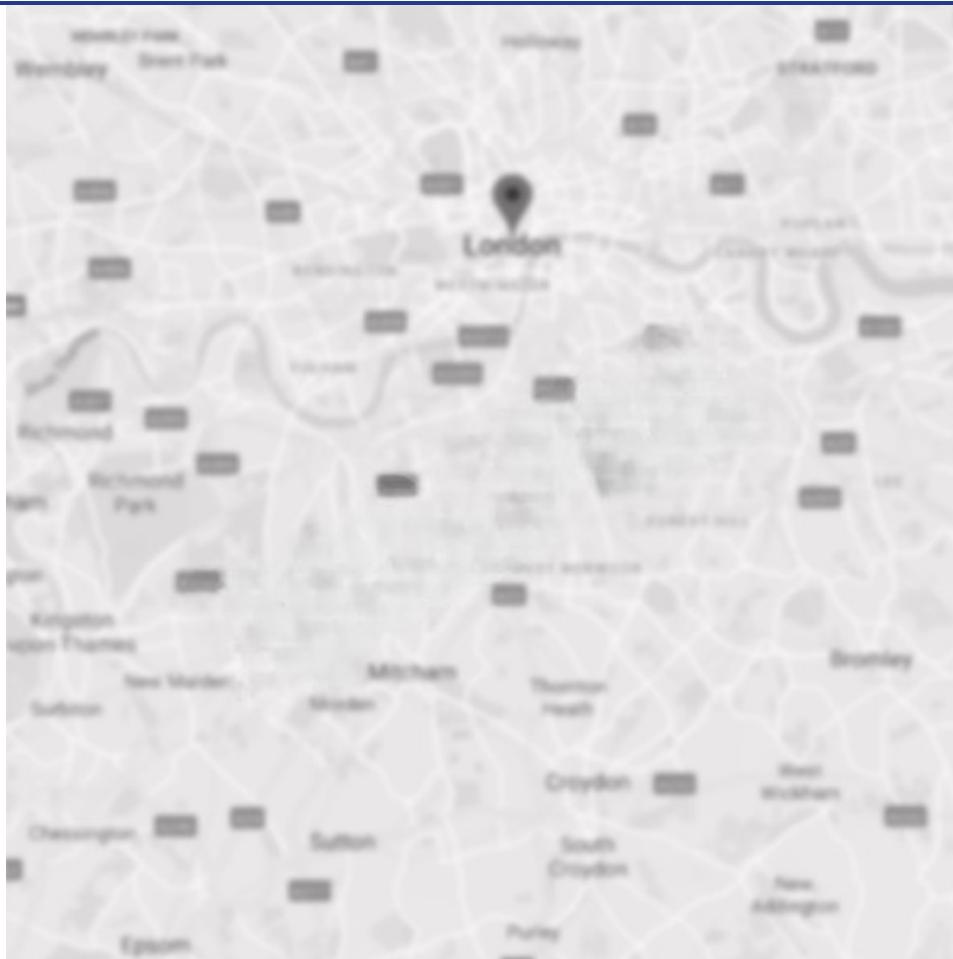
Window, radiator, light, and power points.

BATHROOM 8'74 x 6'88

Two windows. Panel bath with wall mounted shower and glass screen divide, low level wc and hand wash unit.

OUTSIDE

Well established surrounding gardens with plant and shrub borders. Allocated Parking to the rear.



Energy performance certificate (EPC)

10b, Fairfield Square
Droylsden
MANCHESTER
M43 6AD

Energy rating

D

Valid until: **16 April 2028**

Certificate number: **0252-2843-7248-9698-5081**

Property type **Detached bungalow**

Total floor area **99 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		84 B
69-80	C		
55-68	D	62 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
Roof	Pitched, 250 mm loft insulation	Good
Window	Single glazed	Very poor
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 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 265 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£988 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 £325 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 16,025 kWh per year for heating
 - 2,070 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 2.1 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	£122
2. Floor insulation (suspended floor)	£800 - £1,200	£81
3. Low energy lighting	£20	£19
4. Solar water heating	£4,000 - £6,000	£30
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£75
6. Solar photovoltaic panels	£5,000 - £8,000	£260

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:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://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 Harrison
Telephone	07801 732 336
Email	oaklodge.energy@googlemail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002224
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	17 April 2018
Date of certificate	17 April 2018
Type of assessment	RdSAP