



- IMMACULATE THROUGHOUT
- LARGE CORNER PLOT
- ENSUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- LEASEHOLD

- TWO BEDROOMED DETACHED
- MODERN KITCHEN
- DRIVEWAY & GARAGE
- CONSERVATORY
- STUNNING REAR GARDEN
- COUNCIL TAX C



Property Description

**** GENEROUS CORNER PLOT WITH POTENTIAL TO EXTEND** IMMACULATE TWO BEDROOMED DETACHED ** CUL-DE-SAC LOCATION ** ENSUITE TO MASTER BEDROOM ** OFF ROAD PARKING FOR SEVERAL CARS **** Saltsman & Co Estate Agents are thrilled to present to the open market this truly exceptional two-bedroom detached family home, nestled on a generous corner plot within a peaceful cul-de-sac. Recently refurbished to an impeccable standard by its current owner, this residence offers a rare opportunity to acquire a turnkey property that blends modern elegance with comfortable living. From the moment you arrive, the home impresses with its spacious driveway, detached garage, and front garden. Step inside through the welcoming porch and into a bright entrance hall that sets the tone for the stylish interiors beyond. The ground floor features a stunning sun lounge, bathed in natural light and ideal for relaxing or entertaining. The sleek, contemporary kitchen has been thoughtfully designed with high-quality fittings and finishes, while the adjoining conservatory provides a tranquil space to unwind and enjoy the garden's views.

Upstairs, the master bedroom offers a serene retreat complete with a chic ensuite shower room. A second well-proportioned bedroom and a beautifully appointed family bathroom complete the first floor, offering comfort and convenience for all. To the rear, the property truly shines. The expansive landscaped garden is a private haven, featuring a generous decked area, a stylish patio, and a lush lawn bordered by mature plants and shrubs—ideal for summer gatherings, quiet mornings, or simply enjoying the outdoors. This immaculate home benefits from uPVC double glazing and gas central heating throughout, ensuring warmth and efficiency all year round. With its prime location close to local amenities, excellent transport links, and sought-after schools, this property ticks every box for modern family living. Internal viewing is highly recommended to fully appreciate the space, quality, and lifestyle this outstanding home has to offer.

PORCH uPVC double glazed and brick construction with uPVC double glazed door and uPVC double glazed windows. Front entrance door opening into entrance hall.

ENTRANCE HALL uPVC double glazed window to the front elevation. Useful understairs storage cupboard. Stairs providing access to all first floor accommodation and access to all ground floor accommodation. Laminate flooring, modern radiator, and light point.

LOUNGE Sunshine lounge with uPVC double glazed window to the front elevation and uPVC double glazed window to the rear elevation. Modern vertical wall mounted radiator, laminate flooring, light, and power points. Glass sliding door providing access to the kitchen.

KITCHEN uPVC double glazed window with sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with complementary work surface. Inset halogen hob with double oven/grill beneath and extractor above. Integrated dishwasher, microwave, and fridge freezer. Tiled to splash back areas, light, and power points. uPVC double glazed door to conservatory.

CONSERVATORY uPVC double glazed and brick built construction. uPVC double glazed sliding patio doors providing access to the rear garden. uPVC double glazed patio door providing access to the side and rear.

LANDING Access to bedrooms and bathroom.

BEDROOM ONE uPVC double glazed window to the front elevation with modern radiator beneath. Feature bedside lighting. Fitted floor to ceiling wardrobes. Light and power points. Door providing access to the ensuite shower room.

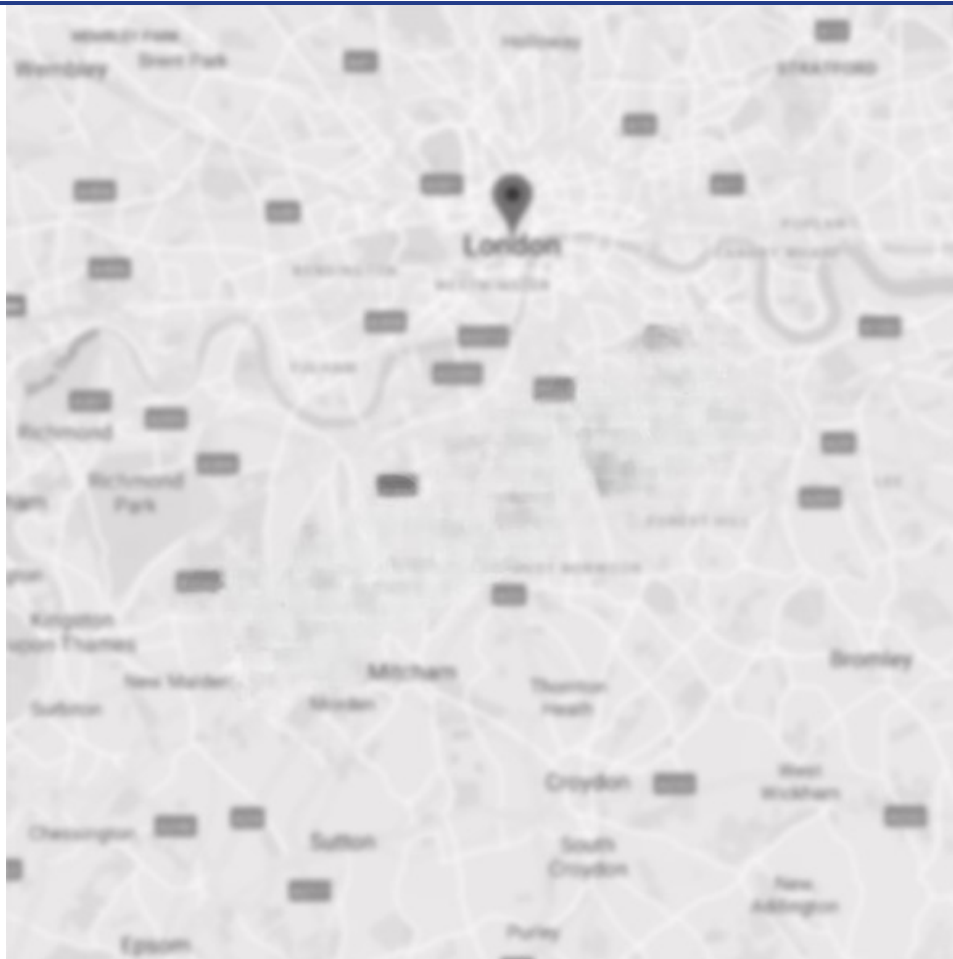
ENSUITE Walk in double shower cubicle with sliding glass door screen. Low level wc and hand wash unit. Tiled to walls and floor. Light point.

BEDROOM TWO uPVC double glazed window to the front elevation with modern radiator beneath. Light and power points.

BATHROOM uPVC double glazed window. P-shaped bath with wall mounted mixer tap shower. Floating effect low level wc and hand wash vanity unit. Wall mounted radiator. Light point.

OUTSIDE To the front of the property is an area laid to lawn with a long driveway providing off road parking for several vehicles and access to detached garage. To the rear of the property is an enclosed family sized garden with decking, patio, and area laid to lawn. Detached garage.

GARAGE Access via an up and over door. Plumbing for washing machine. Light and power points.



Energy performance certificate (EPC)

33, Greenways
MANCHESTER
M40 3WH

Energy rating

C

Valid until:

16 April 2028

Certificate number:

8258-7424-5510-9723-7996

Property type

Detached house

Total floor area

89 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		
69-80	C	71 C	85 B
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, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very 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 192 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£681 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 £88 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:

- 9,772 kWh per year for heating
- 1,868 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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 3.0 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. Floor insulation (suspended floor)	£800 - £1,200	£60
2. Solar water heating	£4,000 - £6,000	£28
3. Solar photovoltaic panels	£5,000 - £8,000	£273

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	James Stevens
Telephone	01616520222
Email	jamiealexanderstevens@gmail.com

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	QUID205842
Telephone	01225 667 570
Email	info@quidos.co.uk

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