



- TWO BEDROOMED
- IMMACULATE THROUGHOUT
- OUTSTANDING DINING KITCHEN
- FRONT & REAR GARDENS
- uPVC DG & GCH

- EXTENDED BUNGALOW
- FAMILY LOUNGE
- FOUR PIECE BATHROOM
- DRIVEWAY
- COUNCIL TAX B







## Property Description

**\*\*WOW FACTOR\*\*DROP YOUR BAGS AND MOVE STRAIGHT IN\*\* IMMACULATE TWO BEDROOMED EXTENDED BUNGALOW\*\***

Saltsman and Co Estate Agents welcome to the open market this fantastic TWO bedroomed EXTENDED semi detached bungalow. Step into this beautifully refurbished two-bedroom extended semi-detached bungalow, perfectly positioned in the sought-after Littlemoss area of Droylsden. Presented to an exceptional standard throughout, this immaculate home is ready for you to move straight in without lifting a finger. The property offers a stylish and spacious layout, including a welcoming entrance hall, generous lounge, two well-proportioned bedrooms, a contemporary four-piece bathroom, and a stunning open-plan dining kitchen complete with a central island—ideal for entertaining or family living.

Outside, you'll find a low-maintenance front garden with a driveway, while the rear boasts a private decked garden space perfect for relaxing or hosting guests. With uPVC double glazing and gas central heating throughout, comfort and efficiency are assured. Conveniently located close to local amenities, excellent transport links, and reputable schools, this home ticks all the boxes for modern living. Early viewing is highly recommended to truly appreciate everything this exceptional property has to offer

### ENTRANCE HALL

Double glazed front entrance door opening into welcoming entrance hallway. Access to bedrooms, bathroom, dining, kitchen, and lounge. Tiled to floor, radiator, light, and power points.

### LOUNGE *4.96m x 3.55m*

uPVC double glazed window to the front elevation with radiator beneath. Feature fire with attractive surround and hearth with feature lights. Spot lights to ceiling and power points.

### DINING KITCHEN *5.58m x 5.49m*

A dining kitchen with the WOW Factor. uPVC double glazed window to the rear elevation with inset deep porcelain sink beneath. Fitted with a modern comprehensive range of wall and base units with Oak worksurface incorporating additional storage and display cabinet with wine bottle storage. Feature central island with storage. Four ring gas hob. Space for free standing American fridge freezer. Intergrated double oven/grill, microwave, washing machine and dryer. Modern wall mounted tall radiator, tiled to splashback areas and tiled to floor. Spot lights to ceiling and power points. uPVC double glazed patio doors providing access to the rear garden.

### BEDROOM ONE *6.58m x 3.17m*

Extended bedroom with uPVC double glazed patio doors providing access to the rear garden. Radiator, spot lights to ceiling and power points.

### BEDROOM TWO *2.28m x 1.67m into wardrobe*

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

### BATHROOM *4.52m x 1.85m*

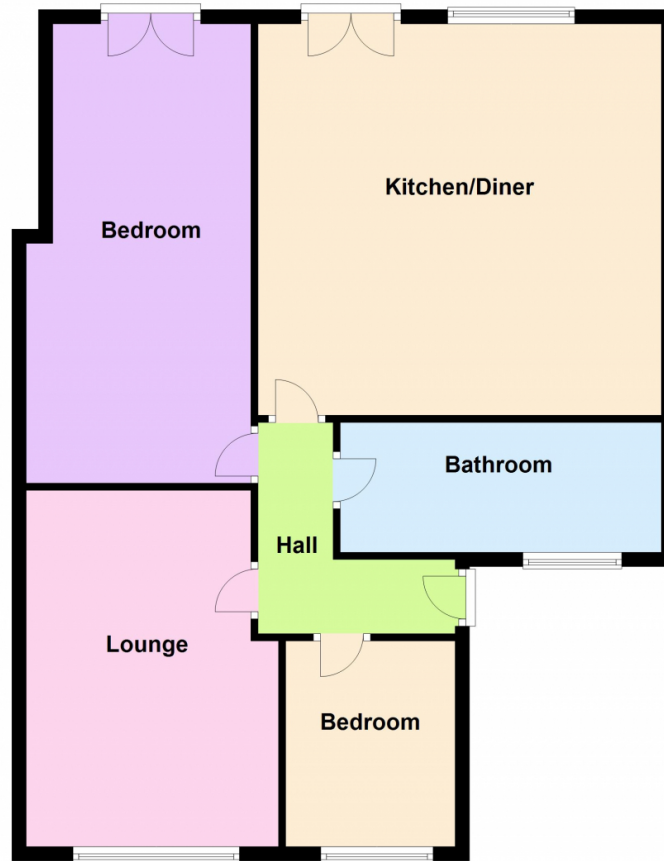
uPVC double glazed window to the front elevation. Modern fitted bathroom comprising hand wash with storage, panel bath, low level wc and enclosed corner shower cubicle. Fully tiled to walls and floor. Wall mounted heated chrome towel rail and spot lights to ceiling.

### OUTSIDE

To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed decked garden with plant and shrub borders.



### Ground Floor



# Energy performance certificate (EPC)

9 Drayfields Droylsden MANCHESTER M43 7ET	Energy rating <div>D</div>	Valid until: 27 April 2033 <div></div> Certificate number: 5612-0117-9002-0524-1006
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Property type

Semi-detached bungalow

Total floor area

86 square metres

## Rules on letting this property

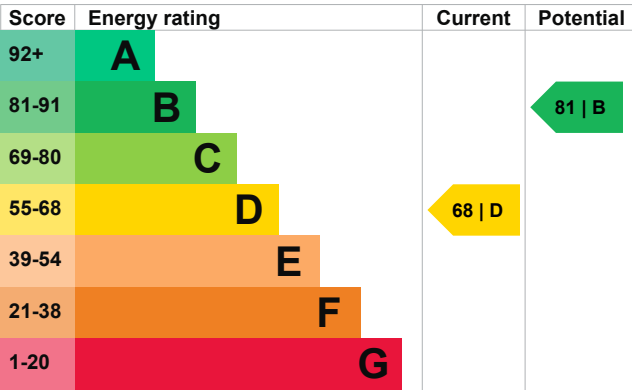
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property’s current energy rating is D. It has the potential to be B.

[See how to improve this property’s energy performance.](#)



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	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
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

### Environmental impact of this property

This property’s current 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. CO2 harms the environment.

An average household produces 6 tonnes of CO2

This property produces 3.1 tonnes of CO2

This property’s potential production 1.9 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### Improve this property’s energy rating

Step	Typical installation cost	Typical yearly saving
1. Heating controls (TRVs)	£350 - £450	£70
2. Solar water heating	£4,000 - £6,000	£82
3. Solar photovoltaic panels	£3,500 - £5,500	£623

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1746
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Potential saving if you complete every step in order	£152
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	7891 kWh per year
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Water heating	2159 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	339 kWh per year
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## Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).



## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Michael Akers
Telephone	07884024731
Email	<a href="mailto:info@hfil.co.uk">info@hfil.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207956
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	26 April 2023
Date of certificate	28 April 2023
Type of assessment	<a href="#">RdSAP</a>

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