



Saltzman & Co
Estate Agents

Offers in excess of £250,000
8 Windsor Road, Droylsden, Manchester, Lancashire, M43
6NA



- THREE DOUBLE BEDROOMED
- LARGE LOUNGE
- CONSERVATORY
- FAMILY BATHROOM
- CLOSE TO SCHOOLS
- FREEHOLD
- NO VENDOR CHAIN

- DOUBLE EXTENDED SEMI
- DINING AREA
- FITTED KITCHEN
- POPULAR LOCATION
- CLOSE TO TRANSPORT LINKS
- COUNCIL TAX B
- uPVC DG & GCH

Property Description

**** THREE DOUBLE BEDROOMED DOUBLE EXTENDED SEMI DETACHED ** CONSERVATORY ** NO VENDOR CHAIN **
FANTASTIC TRANSPORT CONNECTIONS** LARGE FAMILY LOUNGE ** DINING AREA ** FRONT AND REAR GARDENS ****
Saltsman and Co estate agents welcome to the open market this three bedroomed double bedroomed double extended semi detached family home for sale with no vendor chain. This property offers generous family living accommodation within and is perfectly located to provide easy access to local amenities, primary and secondary schools, and public transport connections, including the convenient Manchester City Centre Metro link and Manchester M60 Motorway junctions. Briefly, the accommodation comprises: entrance hall, large lounge through dining area, conservatory and kitchen to the ground floor. Three double bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn. Internal viewing is strongly advised to fully appreciate the generous living accommodation contained within.

ENTRANCE HALL

uPVC double glazed front entrance door opening into entrance hall. uPVC double glazed window to the front elevation with radiator beneath. Under stairs cupboard housing gas meter. Laminate flooring and light point. Stairs to first floor accommodation and access to kitchen and lounge.

LOUNGE *19'02 into window x 11'43 into recess*

uPVC double glazed bay window to the front elevation with radiator beneath. Feature fire with attractive surround and hearth. Laminate flooring, light, and power points. Opening to dining area.

DINING AREA *9'45 x 9'21*

uPVC double glazed patio doors providing access to conservatory. Radiator, laminate flooring, and light point.

CONSERVATORY *11'03 x 9'25*

uPVC double glazed and brick built construction with uPVC double glazed patio doors providing access to the rear garden. Radiator, tiled flooring, wall light, and power point.

KITCHEN *18'89 x 7'38*

uPVC double glazed window to the rear elevation with sink and drainer beneath. uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with worksurface over. Four ring gas hob with extractor above, plumbing for washing machine. Under stairs pantry cupboard housing electric box. Radiator, tiled to splash back areas, light and power points. uPVC double glazed door providing access to the side and rear.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and bathroom.

BEDROOM ONE *17'77 x 11'20*

uPVC double glazed window to the rear elevation. Fitted wardrobes, bedside drawers, and top cupboards. Radiator, light, and power points.

BEDROOM TWO *18'88 x 7'58*

uPVC double glazed window to the rear elevation. Fitted wardrobes, desk area, and drawers. Radiator, laminate flooring, light, and power points.

BEDROOM THREE *11'72 into bay x 11'34*

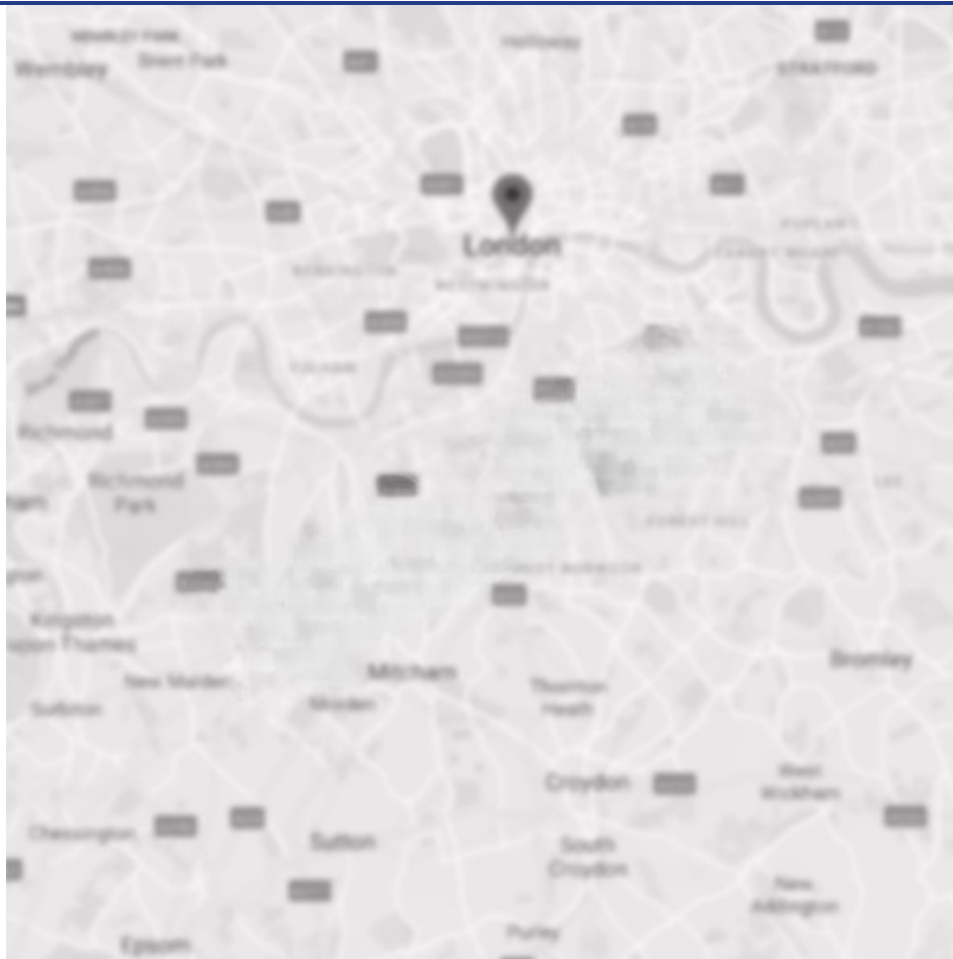
uPVC double glazed bay window to the front elevation. Radiator, light, and power points.

BATHROOM *7'72 x 5'78*

uPVC double glazed window to the front elevation. Panel bath with mixer tap shower, low level wc and pedestal hand wash basin. Tied to walls, radiator, and light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn with well established plant and shrub borders.



Energy performance certificate (EPC)

8, Windsor Road Droylsden MANCHESTER M43 6NA	Energy rating D	Valid until: 16 March 2030
		Certificate number: 8660-6027-4410-8416-9296

Property type Semi-detached house

Total floor area 81 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
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 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 332 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 **£992 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 £201 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 15,362 kWh per year for heating
 - 2,121 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. 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 4.8 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	£127
2. Floor insulation (suspended floor)	£800 - £1,200	£43
3. Solar water heating	£4,000 - £6,000	£32
4. Solar photovoltaic panels	£3,500 - £5,500	£284

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 Brown
Telephone	01616520222
Email	michaelandrew1@live.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	QUID206930
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 March 2020
Date of certificate	17 March 2020
Type of assessment	RdSAP