



- FOUR BEDROOMED
- IMMACULATE
- MODERN KITCHEN
- ENSUITE SHOWER ROOM
- FREEHOLD
- uPVC DG & GCH

- TOWN HOUSE
- DOWNSTAIRS WC
- MODERN BATHROOM
- DRIVEWAY & GARAGE
- COUNCIL TAX D
- EARLY VIEWING ADVISED



Property Description

****FAMILY BUYERS ** IMMACULATE FOUR BEDROOMED DETACHED ** DOWNSTAIRS WC ** ENSUITE SHOWER ROOM TO MASTER BEDROOM ** DETACHED GARGAE **** Saltsman and Co Estate Agents welcome to the open market this beautifully presented four-bedroom detached home offers spacious and versatile living across three floors. Lovingly maintained by its current owner, the property is ready for immediate occupancy and provides an ideal setting for family life. The ground floor welcomes you with a bright entrance hall, a stylish modern kitchen, a comfortable family lounge, and a convenient downstairs WC. On the first floor, you'll find three well-proportioned bedrooms and a contemporary family bathroom, while the top floor is dedicated to a generous master suite complete with its own ensuite shower room.

Perfectly positioned for access to local amenities, excellent transport links, and highly regarded schools and colleges, this home combines practicality with comfort. The front garden is designed for low maintenance, while the rear features a private enclosed space with a lawn and mature planting that adds charm and colour throughout the seasons. Secure double gates lead to a driveway and a detached garage, offering both convenience and peace of mind. Benefiting from uPVC double glazing and gas central heating, this property is a true turnkey opportunity. Early viewing is highly recommended to fully appreciate the living accommodation contained within.

ENTRANCE HALL 15'79 x 2'95

Double glazed door providing access to a bright and spacious welcoming entrance hall. Access to all ground floor accommodation and stairs providing access to first floor accommodation. Radiator, laminate flooring, spot lights to ceiling, and light point.

KITCHEN 15'98 x 9'45

uPVC double glazed window with radiator beneath. Fitted with a range of modern wall and base units with complementary worksurface over with inset sink and drainer, and inset four ring gas hob with oven beneath and extractor above. Plumbing for washing machine, space for dryer, and space for free standing fridge freezer. Tiled to splash back area, light, and power points.

LOUNGE 16'21 x 11'51

uPVC double glazed window with radiator beneath. Laminate flooring, radiator, light, and power points. uPVC double glazed patio doors providing access to the rear garden and driveway.

WC 5'60 x 3'34

uPVC double glazed window. Low level wc and pedestal hand wash basin. Tiled to splash back areas and tiled to floor. Radiator and light point.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Stairs to second floor master bedroom and ensuite. Spot lights to ceiling and power points.

BEDROOM 20'36 x 9'56

uPVC double glazed window with radiator beneath. Built in storage cupboard. Light and power points.

BEDROOM 11'28 x 9'49

uPVC double glazed window with radiator beneath. Built in storage cupboard. Light and power points.

BEDROOM 7'64 x 6'49

uPVC double glazed window with radiator beneath. Light and power points.

BATHROOM 5'49 x 5'33

uPVC double glazed window. Panel bath with glass screen shower divide, pedestal handwash, and low level wc with push button flush. Part tiled to walls, including splashback areas and tiled floor. Shaver point and light point.

SECOND FLOOR

Access to master bedroom. Light point.

MASTER BEDROOM 20'68 x 10'82

uPVC double glazed window with radiator beneath. Velux ceiling window. Light and power points. Door providing access to ensuite shower room.

ENSUITE 8'28 x 8'06

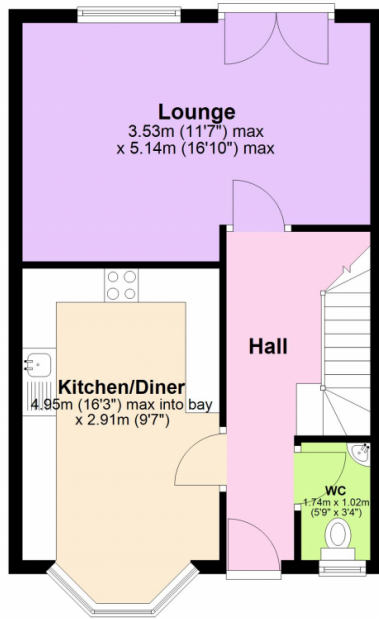
uPVC double glazed window. Enclosed shower cubicle, low level wc and pedestal hand wash basin. Wall mounted heated chrome towel rail. Part tiled to walls, including splashback areas and tiled floor. Light point.

OUTSIDE

To the front of the property is a low-maintenance garden with an area laid to lawn. To the rear of the property is an enclosed garden headed by double access gates opening to driveway and garage. Patio and area laid to lawn with stocked and established plant and shrub borders.

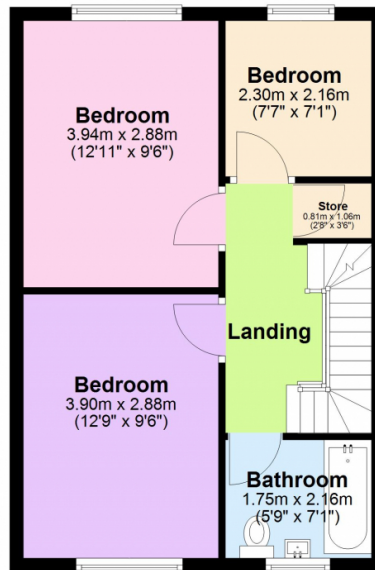
Ground Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



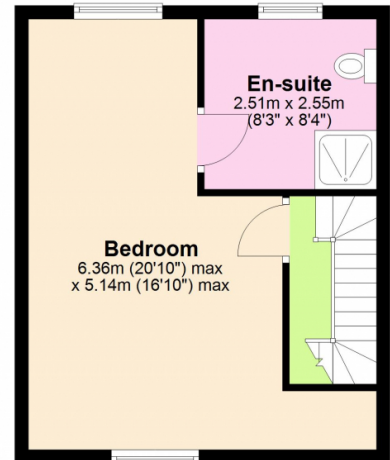
First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.



Energy performance certificate (EPC)

12 Waterside View
Droylsden
MANCHESTER
M43 6EN

Energy rating

C

Valid until:

31 August 2035

Certificate number:

7021-2383-0488-8008-0543

Property type

Semi-detached house

Total floor area

115 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		88 B
69-80	C	80 C	
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, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Very good
Roof	Roof room(s), insulated	Good
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	Excellent lighting efficiency	Very good
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 106 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£891 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 £0 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:

- 6,201 kWh per year for heating
 - 2,384 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. 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 2.2 tonnes of CO2

This property's potential production 2.0 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. Solar photovoltaic panels	£8,000 - £10,000	£267

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	Michael Akers
Telephone	07884024731
Email	info@hfl.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	28 August 2025
Date of certificate	1 September 2025
Type of assessment	RdSAP