



- THREE BEDROOMED
- EXTENDED
- WELL PRESENTED
- FRONT & REAR GARDEN
- LEASEHOLD - 937 YRS REMAIN
- uPVC DG & GCH

- MID QUASI
- MODERN FITTED KITCHEN
- MODERN SHOWER ROOM
- POPULAR LOCATION
- COUNCIL TAX B



Property Description

**** FANTASTIC FIRST TIME BUYER OPPORTUNITY ** THREE BEDROOMED EXTENDED FAMILY HOME** MODERN KITCHEN DINER ** MODERN BATHROOM **** Saltsman and Co Estate Agents welcome to the open market this well presented three bedroomed quasi semi detached family home. This property has been well cared for and maintained by its current owner and is ready for any buyer to move straight into, making it an attractive purchase for a wide range of buyers. Situated in a popular residential location with easy access to local amenities, popular schools, and transport connections, including the convenient Manchester City Centre metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises: entrance porch, entrance hall, lounge diner and kitchen diner to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance paved garden currently used for off road parking (curb not lowered). To the rear of the property is an enclosed pleasant sized garden with decking and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

ENTRANCE PORCH

Double glazed composite front entrance door providing access into entrance porch. Cupboard housing gas meter. Light point. uPVC double glazed door opening to entrance hall.

ENTRANCE HALL

Cupboard housing meter. Stairs providing access to first floor accommodation. Access to lounge.

LOUNGE DINER *21'11 x 10'8*

uPVC double glazed bay window to the front elevation. Useful understairs storage cupboard. Two radiators, light and power points. Access to kitchen diner.

KITCHEN DINER *13'7 x 10'0*

uPVC double glazed window to the rear elevation with double stainless steel sink and drainer unit beneath with mixer tap. Fitted with a comprehensive range of wall and base units with complementary worksurface over. Space for free free-standing cooker, plumbing for washing machine, space for dryer, and space for under counter separate fridge and freezer. Breakfast bar area. Wall mounted boiler. Tiled to splash back areas, radiator, light, and power points. uPVC double glazed patio doors providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. Loft hatch. Light point.

BEDROOM ONE *11'11 x 9'7*

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

BEDROOM TWO *9'6 x 7'6*

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

BEDROOM THREE *8'10 x 7'1*

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

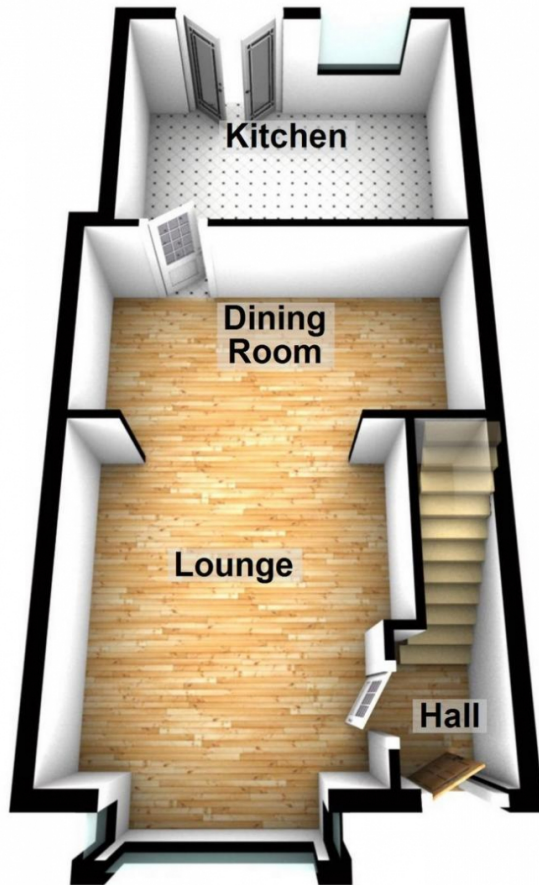
SHOWER ROOM *7'2 x 4'6*

uPVC double glazed window to the rear elevation. Modern shower room with double walk in glass screen shower cubicle with wall mounted mixer tap shower. Low level wc and hand wash unit. Protective paneling to walls, wall mounted heated chrome towel rail, and spot lights to ceiling.

OUTSIDE

To the front of the property is a low maintenance paved front garden currently used for off-road parking by its current owner (kerb not dropped). To the rear of the property is an enclosed garden with decking and area laid to lawn.

Ground Floor



First Floor



Energy performance certificate (EPC)

16 Sherwood Avenue
Droylsden
MANCHESTER
M43 7JJ

Energy rating

D

Valid until:

20 August 2031

Certificate number:

9312-5179-0002-0698-1302

Property type

Mid-terrace house

Total floor area

71 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		81 B
69-80	C		
55-68	D	59 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	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 314 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£853 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 £205 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 10,156 kWh per year for heating
 - 2,008 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 3.9 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.

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	£35
2. Heating controls (room thermostat)	£350 - £450	£41
3. Condensing boiler	£2,200 - £3,000	£86
4. Flue gas heat recovery	£400 - £900	£24
5. Solar water heating	£4,000 - £6,000	£20
6. Solar photovoltaic panels	£3,500 - £5,500	£302

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://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 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	17 August 2021
Date of certificate	21 August 2021
Type of assessment	RdSAP
