



Saltzman & Co
Estate Agents

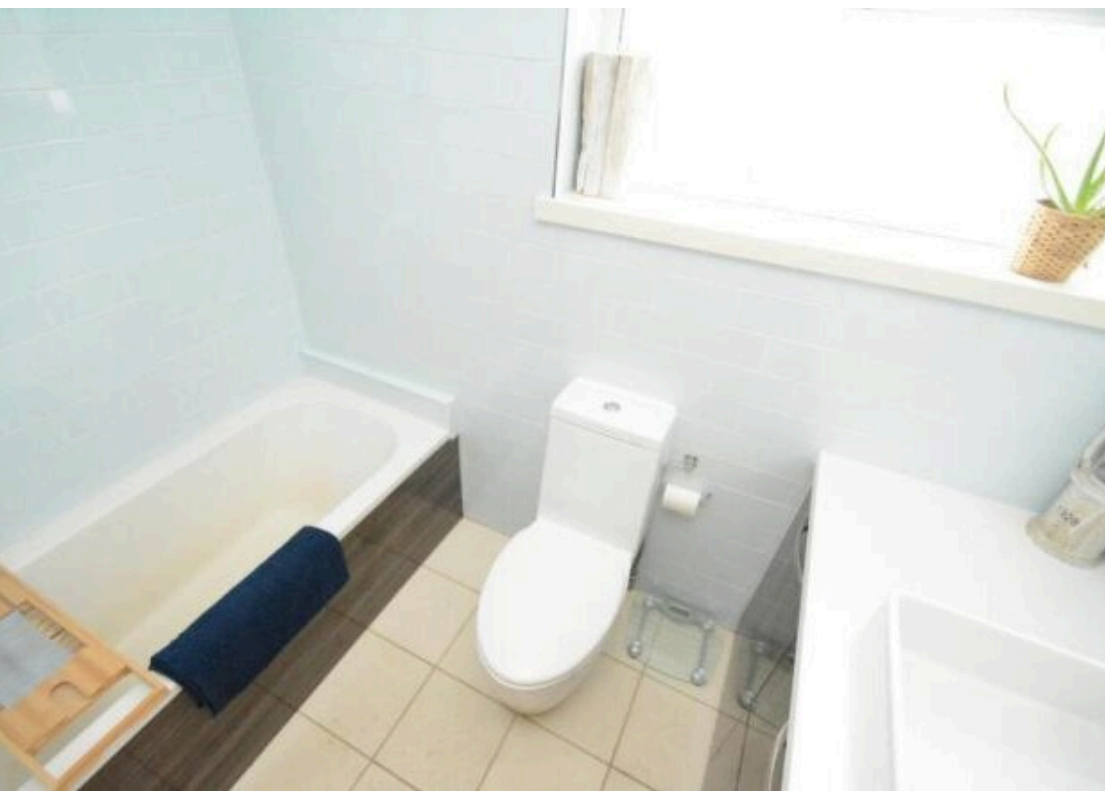
£355,000

4 Bracken Close, Droylsden, Manchester, Lancashire, M43 7UJ



- FOUR BEDROOMED
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS SHOWER ROOM
- UTILITY ROOM
- USEABLE LOFT ROOM
- DRIVEWAY & GARAGE
- LEASEHOLD 935 YEARS REMAIN

- SEMI DETACHED
- LITTLEMOSS LOCATION
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- uPVC DG & GCH
- COUNCIL TAX C



**** LARGER THAN AVERAGE FOUR BEDROOMED SEMI DETACHED ** TWO USEABLE LOFT ROOMS ** DOWNSTAIRS SHOWER ROOM ** MODERN FAMILY BATHROOM ** UTILITY ROOM ** GARAGE ** DRIVEWAY **** Saltsman and Co Estate Agents welcome to the open market this immaculate four bedroomed 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. This family home offers generous accommodation without and benefits from a downstairs shower room, utility room, modern fitted kitchen, and garage. This property is perfectly located to provide easy access to local amenities, highly regarded schools, Co-Op Live Arena and transport connections, including the convenient Manchester City Centre Metro link and Manchester M60 motorway junctions. Tucked away in a highly regarded, quiet residential cul-de-sac location, the accommodation briefly comprises: entrance porch, entrance hall, lounge, kitchen, utility room, downstairs shower room, and garage to the ground floor. Four bedrooms and family bathroom to the first floor. Two usable loft rooms to the second floor. To the front of the property is a low maintenance garden and concrete print driveway providing off road parking and access to garage. To the rear of the property is an enclosed garden with patio 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 generous living accommodation contained within.

ENTRANCE PORCH

uPVC double glazed front entrance door providing access to entrance porch. uPVC double glazed windows to the front and side elevation. Tiled floor and spot light to ceiling. Front entrance door opening to entrance hall.

ENTRANCE HALL

uPVC double glazed window to the front elevation. Stairs providing access to all first floor accommodation. Access to ground floor accommodation. Useful understairs storage cupboard. Radiator, spot lights to ceiling, and power points.

LOUNGE 14'99 x 11'40

uPVC double glazed bay window to the front elevation. Feature gas fire with attractive surround and complementary hearth. Radiator, light, and power points. Opening to dining area.

DINING AREA 9'79 x 8'07

uPVC double glazed patio doors providing access to the rear garden. Radiator, light, and power points.

KITCHEN DINER 14'45 x 8'96

uPVC double glazed window to the rear elevation with double sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with complementary work surface over incorporating breakfast. Six ring gas-style gas cooker with double oven beneath. Integrated dishwasher. Tiled to splash back areas, radiator, light, and power points. Access to utility room.

UTILITY ROOM 7'62 x 6'14

uPVC double glazed window to the rear elevation. Fitted with base units with work surface over. Plumbing for washing machine. Tiled to splash back, light, and power points. uPVC double glazed door providing access to the rear garden.

SHOWER ROOM

Enclosed glass screen corner shower cubicle with double headed wall mounted mixer tap shower. Hand wash basin. Wall mounted heated chrome towel rail. Tiled to walls and floor. Light point.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Staircase providing access to second floor accommodation.

BEDROOM ONE 14'27 x 9'58

uPVC double glazed window. Fitted wardrobes and drawers. Radiator, light, and power points.

BEDROOM TWO 10'12 x 9'19

uPVC double glazed window. Fitted wardrobes and drawers. Radiator, light, and power points.

BEDROOM THREE 10'97 x 8'26

uPVC double glazed window. Radiator, light, and power points.

BEDROOM FOUR 9'05 x 8'23

uPVC double glazed window. Fitted wardrobes and drawers. Radiator, light, and power points.

BATHROOM

uPVC double glazed window. Panel bath, low level wc, and handwash vanity unit with storage cupboard below. Part tiled to walls and tiled to floor. Wall mounted heated chrome towel, shaver point, and spot lights to ceiling.

SECOND FLOOR

LOFT ROOM ONE 12'28 x 11'63

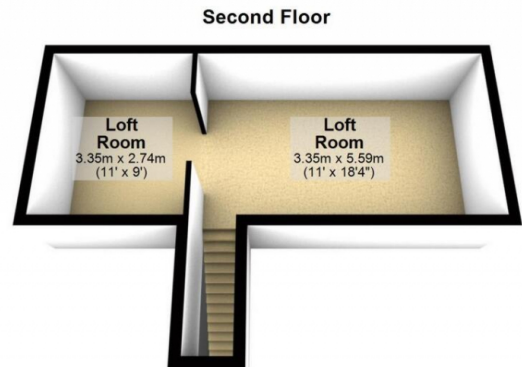
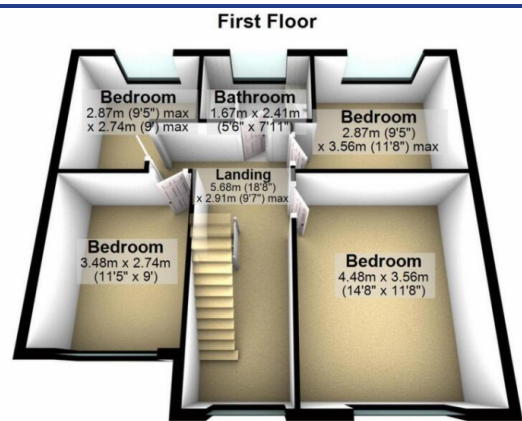
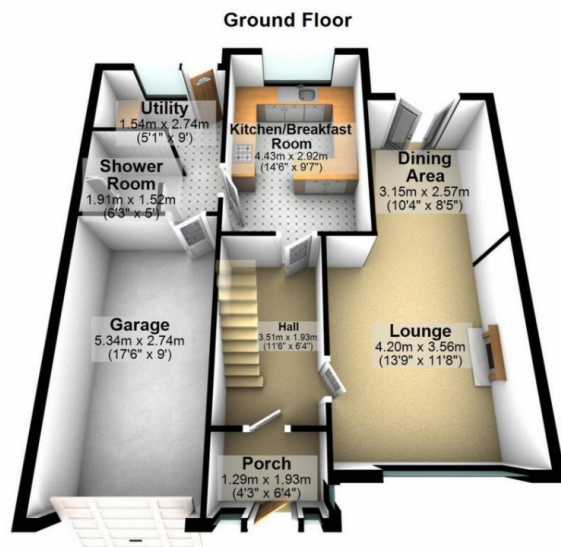
Velux window, radiator, light, and power points.

LOFT ROOM TWO 11'00 approx x 8'23

Velux window, radiator, light, and power points.

OUTSIDE

To the front of the property is a low maintenance garden with area laid to lawn. Concrete print driveway providing off road parking and access to garage. To the rear of the property is an enclosed garden with patio and area laid to lawn.



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)

4 Bracken Close
Droylsden
MANCHESTER
M43 7UJ

Energy rating

E

Valid until:

3 December 2034

Certificate number:

7719-6184-8002-0502-1292

Property type

Semi-detached house

Total floor area

129 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 E. 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		77 C
55-68	D		
39-54	E	44 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	Roof room(s), no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	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, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 393 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,651 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 £1,252 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2024** 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:

- 17,765 kWh per year for heating
- 5,330 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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 9.0 tonnes of CO₂

This property's potential production 3.6 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. Room-in-roof insulation	£1,500 - £2,700	£402
2. Floor insulation (suspended floor)	£800 - £1,200	£117
3. Condensing boiler	£2,200 - £3,000	£610
4. Solar water heating	£4,000 - £6,000	£121
5. Solar photovoltaic panels	£3,500 - £5,500	£434

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	3 December 2024
Date of certificate	4 December 2024
Type of assessment	RdSAP
