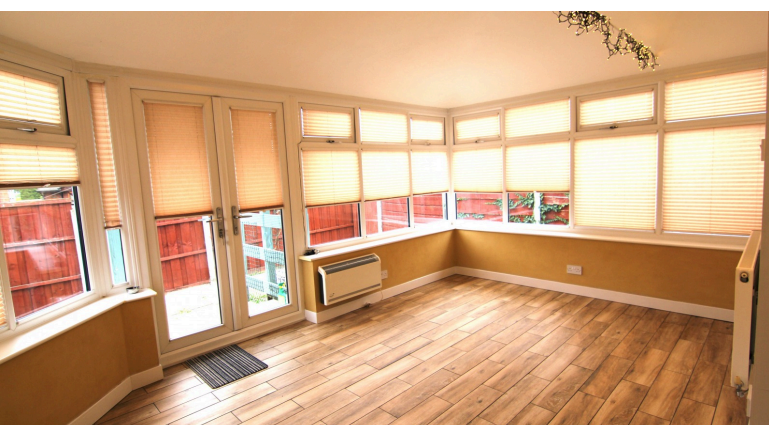




Saltzman & Co
Estate Agents

£250,000

23 Tennyson Road, Droylsden, Lancashire, M43 7YJ



- THREE DOUBLE BEDROOM
- DOUBLE EXTENDED TO THE REAR
- FITTED KITCHEN DINER
- DOWNSTAIRS WC
- DRIVEWAY
- FREEHOLD
- uPVC DG & GCH

- NO VENDOR CHAIN
- LARGE LOUNGE
- CONSERVATORY
- MODERN SHOWER ROOM
- POPULAR LOCATION
- COUNCIL TAX B
- VIEWING ADVISED



**** FAMILY BUYERS DO NOT MISS OUT ** THREE DOUBLE BEDROOMS ** CONSERVATORY ** GENEROUS LIVING ACCOMMODATION THROUGHOUT **** Saltsman and Co Estate Agents welcome to the open market this larger than average three double bedroomed semi detached family home for sale with no vendor chain. This property has been a much loved and well cared for by its previous owner and is ready for any buyer to move straight into and make their own. This family home benefits from a downstairs wc, large lounge dining room and newly fitted shower room and conservatory. Perfectly located to provide easy access to local amenities, popular schools and transport connections, including the convenient Manchester City centre metro link and Manchester M60 mototrway junctions. Briefly, the accommodation comprises: a welcoming entrance hall, kitchen diner, lounge diner, WC, and conservatory to the ground floor. Three bedrooms and shower room to the first floor. To the front of the property is a low maintenance paved garden/driveway parking for two cars. To the rear of the property is a low maintenance enclosed garden. 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 HALL

Double glazed composite front entrance door opening into entrance hall. Cupboard housing meter. Stairs providing access to all first floor accommodation. Cupboard housing boiler. Understairs storage cupboard, radiator, light, and power points. Access to ground floor accommodation.

KITCHEN DINER 11'36 to bay x 11'99

uPVC double glazed bay window to the front elevation with radiator beneath. Fitted with a range of wall and base units with complementary worksurface over with inset sink and drainer unit with mixer tap. Inset four-ring electric hob with pull-out extractor and light above. Integrated oven, plumbing for washing machine, plumbing for dishwasher, and space for free standing fridge freezer, space for dryer, and space for microwave. Tiled to splash back areas. Light and power points.

DOWNSTAIRS WC 5'76 x 5'55

uPVC double glazed window to the side elevation. Low level wc and vanity handwash unit. Wall mounted heated chrome towel rail. Storage cupboard and light point.

LOUNGE 17'14 max point x 16'77

L- Shaped lounge diner with uPVC double glazed window to the side elevation with radiator beneath. Fitted display cabinets. Radiator, light, and power points. Opening to conservatory.

CONSERVATORY 14'59 x 9'70

uPVC double glazed and brick built construction. Tiled flooring, radiator, wall mounted heater, light, and power points. uPVC double glazed doors providing access to the rear garden.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and shower room. Useful storage cupboard. Loft hatch and light point.

BEDROOM 16'73 x 10'67

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

BEDROOM 12'59 max point into recess x 10'68

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

BEDROOM 13'90 x 7'68

uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

SHOWER ROOM

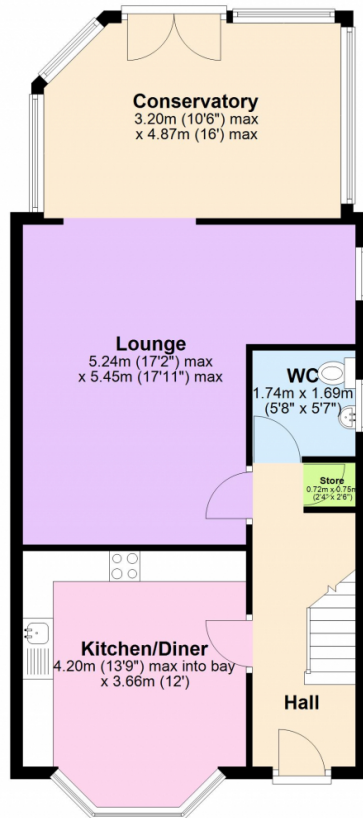
uPVC double glazed window to the side elevation. Handwash vanity unit, low level wc, and enclosed corner glass screen shower cubicle with jacuzzi shower. Wall mounted heated chrome towel rail, tiled to walls and spot lights to ceiling.

OUTSIDE

To the front of the property is a low maintenance paved garden/driveway providing off road parking. To the rear of the property is an enclosed paved garden with access gate to the side and garden shed.

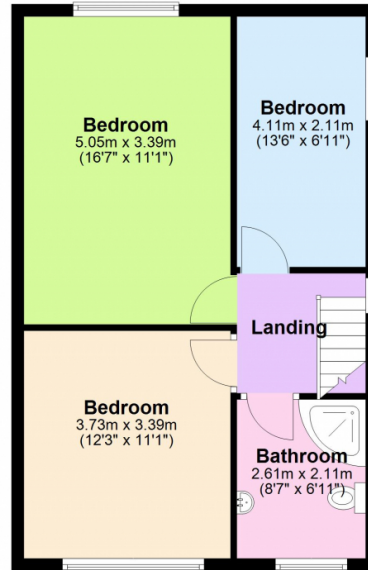
Ground Floor

Approx. 64.4 sq. metres (692.8 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.2 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)

23 Tennyson Road
Droylsden
MANCHESTER
M43 7YJ

Energy rating

D

Valid until:

24 September 2035

Certificate number:

0214-1201-8805-0461-1104

Property type

Semi-detached house

Total floor area

98 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		83 B
69-80	C		
55-68	D	67 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	Good
Roof	Pitched, no insulation	Very poor
Roof	Pitched, insulated (assumed)	Average
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	Below average lighting efficiency	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (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 205 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 **£1,355 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 £314 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:

- 12,392 kWh per year for heating
 - 2,177 kWh per year for hot water
-

Impact on the environment

This property's 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.7 tonnes of CO₂

This property's potential production 2.5 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. Increase loft insulation to 270 mm	£900 - £1,200	£251
2. Floor insulation (suspended floor)	£5,000 - £10,000	£63
3. Solar photovoltaic panels	£8,000 - £10,000	£262

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 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	24 September 2025
Date of certificate	25 September 2025
Type of assessment	RdSAP