



- THREE BEDROOM
- LARGE PLOT
- FAMILY LOUNGE
- FITTED KITCHEN
- GARAGE
- COUNCIL TAX B

- SEMI DETACHED
- CONSERVATORY
- DINING ROOM
- BATHROOM & SEPARATE WC
- DRIVEWAY PARKING
- uPVC DG & GCH



Property Description

**** FAMILY BUYERS DO NOT MISS OUT **THREE BEDROOM SEMI DETACHED**CONSERVATORY**MODERN KITCHEN**MODERN BATHROOM**OFF ROAD PARKING**GARAGE**SOUGHT AFTER LOCATION**** Saltsman and Co estate agents are delighted to offer to the open market this well presented three bedroom semi detached property perfectly located in a sought after location close to all local amenities, schools and transport connections. This property boasts many features throughout and briefly comprises: Ground floor, Entrance hallway, Lounge/Dining, Conservatory, Modern kitchen, First floor, Three bedrooms, Modern family bathroom, and separate W.C. To the rear aspect lies an enclosed garden mainly laid to lawn. To the front aspect lies a lawned garden and drive for off road parking leading to garage. 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 HALL

uPVC double glazed front entrance door. Laminate flooring, radiator, and light point. Stairs providing access to all first floor accommodation and door providing access to lounge.

LOUNGE 12'41 x 11'72

uPVC double glazed window to the front elevation with radiator beneath. Feature inset fire with attractive surround. Cupboard housing meter. Laminate flooring, light, and power points. Opening to dining room.

DINING ROOM 10'53 x 7'56

Double glazed sliding patio door providing access to conservatory. Radiator, laminate flooring, light, and power points. Door providing access to kitchen.

KITCHEN 8'87 x 8'20

uPVC double glazed window with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over with inset four ring electric hob with oven beneath and extractor above. Plumbing for washing machine and space for free standing fridge freezer. Tiled to splash back area, radiator, light, and power points. Cupboard housing boiler. Door to garage.

CONSERVATORY 9'74 x 9'12

uPVC double glazed and brick built construction. uPVC double glazed doors providing access to the rear garden.

LANDING

Access to bedrooms and bathroom.

BEDROOM 11'87 x 8'97

uPVC double glazed window with radiator beneath. Fitted wardrobes, laminate flooring, light, and power points.

BEDROOM 8'97 x 8'00

uPVC double glazed window with radiator beneath. Fitted wardrobes, laminate flooring, light, and power points.

BEDROOM 8'89 x 8'43 max

uPVC double glazed window with radiator beneath. Laminate flooring, light, and power points.

BATHROOM

uPVC double glazed window. P shaped bath with shower and hand wash vanity unit with storage beneath. Useful storage cupboard housing cylinder tank. Tiled to walls, radiator, and light point.

WC

uPVC double glazed window. Low level wc and light point.

OUTSIDE

To the front of the property is a larger-than-average garden with area laid to lawn and long driveway providing off road parking and access to garage. To the rear of the property is an enclosed garden with cosy patio and area laid to lawn.

Ground Floor



First Floor



Energy performance certificate (EPC)

5, Falmer Close
MANCHESTER
M18 8XJ

Energy rating

D

Valid until: **25 October 2028**

Certificate number: **2068-6929-7260-6318-0970**

Property type: Semi-detached house

Total floor area: 75 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	66 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
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Suspended, no 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 239 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£707 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 £127 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 8,142 kWh per year for heating
 - 2,622 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 3.2 tonnes of CO₂

This property's potential production 1.6 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. Floor insulation (suspended floor)	£800 - £1,200	£47
2. Low energy lighting	£20	£16
3. Heating controls (TRVs)	£350 - £450	£23
4. Solar water heating	£4,000 - £6,000	£40
5. Solar photovoltaic panels	£5,000 - £8,000	£269

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	07884 024 731
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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 October 2018
Date of certificate	26 October 2018
Type of assessment	RdSAP
