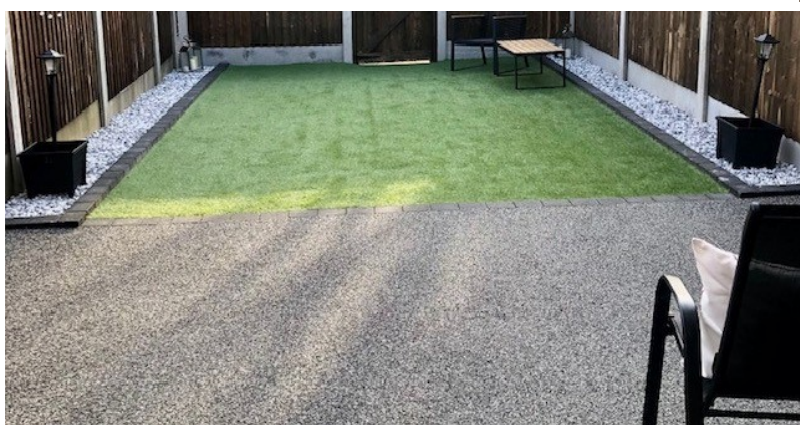
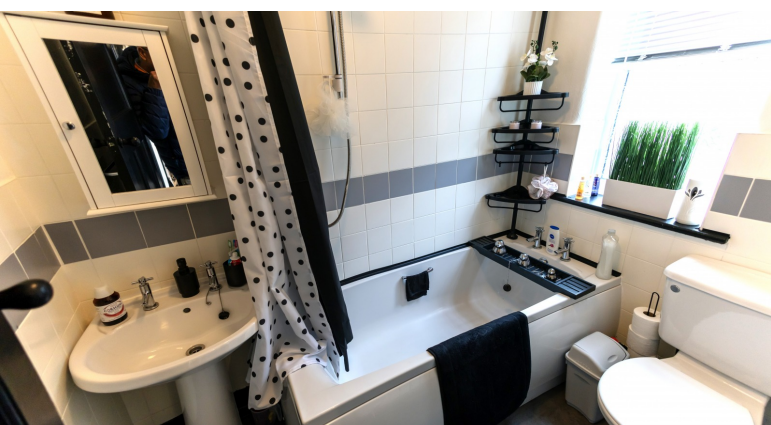




- TWO BEDROOMED
- FAMILY LOUNGE
- UTILITY AREA
- THREE PIECE BATHROOM
- DRIVEWAY
- COUNCIL TAX B

- MID TERRACE
- FITTED KITCHEN
- DOUBLE BEDROOMS
- REAR GARDEN
- uPVC DG & GCH
- FREEHOLD



Property Description

**** FIRST TIME BUYERS ** TWO BEDROOM MID TERRACE ** DRIVEWAY PARKING ** REAR GARDEN ** UTILITY AREA ****

Saltsman and Co Estate Agents welcome to the open market this well presented three bedroom mid terrace. This property has been well cared for by its current owner and is ready for any buyer to move straight in to and make their own, making this property an attractive purchase for a wide range of buyers. Perfectly located to provide easy access to local amenities, transport connections, schools, including the highly regarded Laurus Ryecroft Secondary school, and Daisy Nook Country Park. Briefly, the accommodation comprises: entrance hall, lounge, kitchen, bathroom, and utility area to the ground floor. Three bedrooms to the first floor. To the front of the property is a low maintenance resin driveway providing off road parking. To the rear of the property is an enclosed garden with a resin patio area and area laid with artificial lawn. This warm and welcoming home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised.

ENTRANCE HALL

Double glazed composite front entrance door. Stairs providing access to all first floor accommodation. Radiator and light point. Access to ground floor accommodation.

LOUNGE 13'5 x 11'11

uPVC double glazed window to the front elevation. Feature fire with attractive surround and hearth. Radiator, light, and power points.

KITCHEN 9'6 x 7'4

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a comprehensive range of wall and base units with worksurface over. Inset four ring hob with oven beneath and extractor above. Large pantry cupboard providing additional storage. Tiled to splash back, light, and power points. Access to utility, bathroom, and rear garden.

BATHROOM 7'4 x 4'11

uPVC double glazed window. Panel bath with wall mounted shower, low level wc and hand wash basin. Part tiled to walls and splash back area. Wall mounted heated chrome towel rail and light point.

UTILITY

Space for free standing fridge, freezer, and plumbing for washing machine and dishwasher. Wall mounted boiler. Light and power points.

LANDING

Access to bedrooms. Loft hatch and light point.

BEDROOM ONE 14'11 x 10'5

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

BEDROOM TWO 10'6 x 7'11

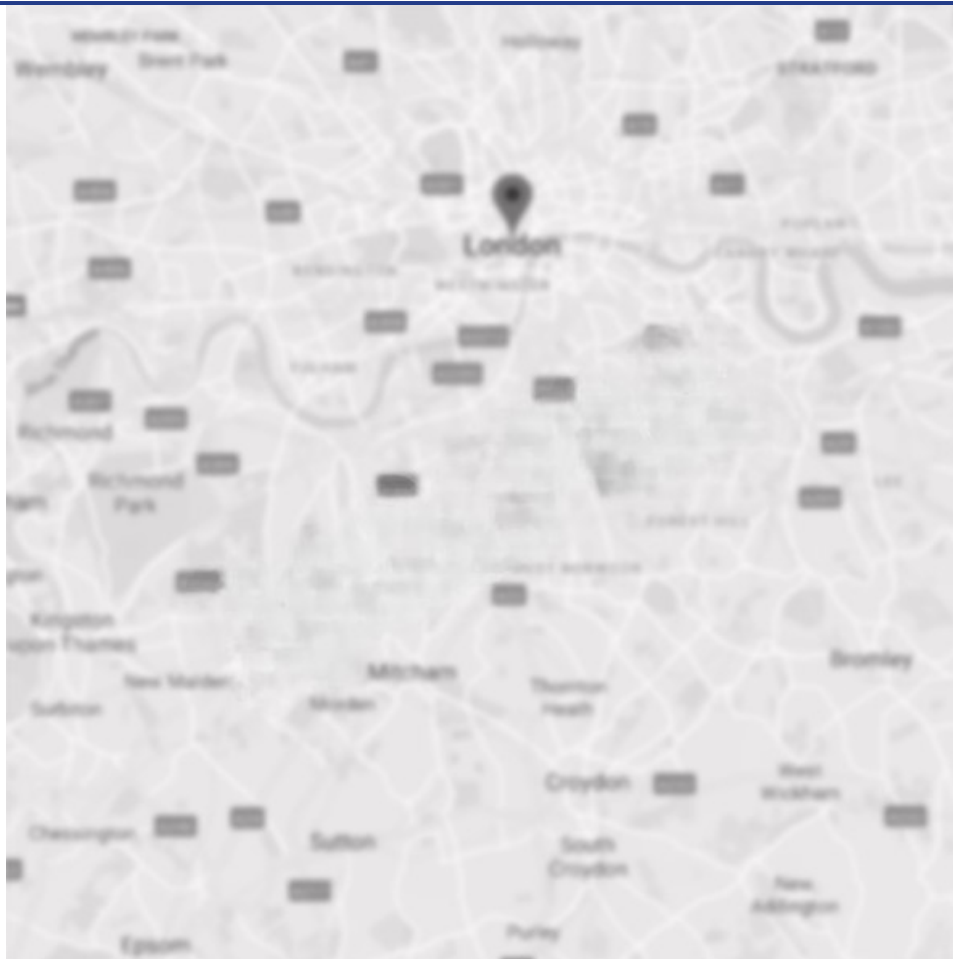
uPVC double glazed window. Radiator, light, and power points.

BEDROOM THREE 7'8 x 6'7

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

OUTSIDE

To the front of the property is a resin driveway providing off road parking. To the rear of the property is an enclosed garden with resin patio area and area laid with artificial lawn.



Energy performance certificate (EPC)

10 Brookside Avenue
Droylsden
MANCHESTER
M43 7LE

Energy rating

C

Valid until:

31 August 2031

Certificate number:

0180-2259-7010-2109-3135

Property type

Mid-terrace house

Total floor area

63 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		89 B
69-80	C	70 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, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	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	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£557 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 £123 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:

- 6,089 kWh per year for heating
 - 1,903 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 2.4 tonnes of CO₂

This property's potential production 0.8 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	£33
2. Condensing boiler	£2,200 - £3,000	£37
3. Solar water heating	£4,000 - £6,000	£25
4. Replacement glazing units	£1,000 - £1,400	£28
5. Solar photovoltaic panels	£3,500 - £5,500	£309

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://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	Bilal Hameed
Telephone	01384471675
Email	bilal.hameed@legalbricks.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	Stroma Certification Ltd
Assessor's ID	STRO036134
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	1 September 2021
Date of certificate	1 September 2021
Type of assessment	RdSAP
