



Saltzman & Co
Estate Agents

Offers in excess of £230,000
122 Edge Lane, Droylsden, Manchester, Lancashire, M43
6BA



- THREE BEDROOMED
- TWO RECEPTION ROOMS
- IMMACULATE THROUGHOUT
- CLOSE TO AMENITIES
- FREEHOLD
- uPVC DG & GCH

- BAY FRONTED TERRACE
- MODERN KITCHEN
- MODERN BATHROOM
- CLOSE TO TRANSPORT LINKS
- COUNCIL TAX A
- NO VENDOR CHAIN



Property Description

**** REFURBISHED THROUGHOUT ** FIRST TIME BUYERS DO NOT MISS OUT ** THREE BEDROOMED BAY FRONTED TERRACE** TWO RECEPTION ROOMS ** NO VENDOR CHAIN **** Saltsman and Co Estate Agents welcome to the open market this immaculate three bedroomed mid terrace property for sale with no vendor chain. This property has just undergone a full programme of updating by its current owner and is ready for any buyer to drop their bags and move straight into. Perfectly located to provide easy access to local amenities, schools, Co op Live Arena, and transport connections, including the convenient Manchester City Centre metro link and Manchester motorway junctions. Briefly, the accommodation comprises: entrance hall, lounge, dining room, and kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed yard. This spacious 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 11'66 x 3'47

Double glazed composite front entrance door. Radiator, light, and power points. Stairs providing access to all first floor accommodation. Door providing access to lounge.

LOUNGE 13'86 x 10'59

uPVC double glazed bay window to the front elevation. Cupboard housing meter.

DINING ROOM 12'37 x 11'10

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

KITCHEN 11'10 x 8'00

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a modern range of wall and base units with complementary worksurface. Cupboard housing boiler. Protected to splash back area, light, and power points.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE 13'07 x 9'2

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

BEDROOM TWO 11'23 x 8'62

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

BEDROOM THREE 8'2 x 5'3

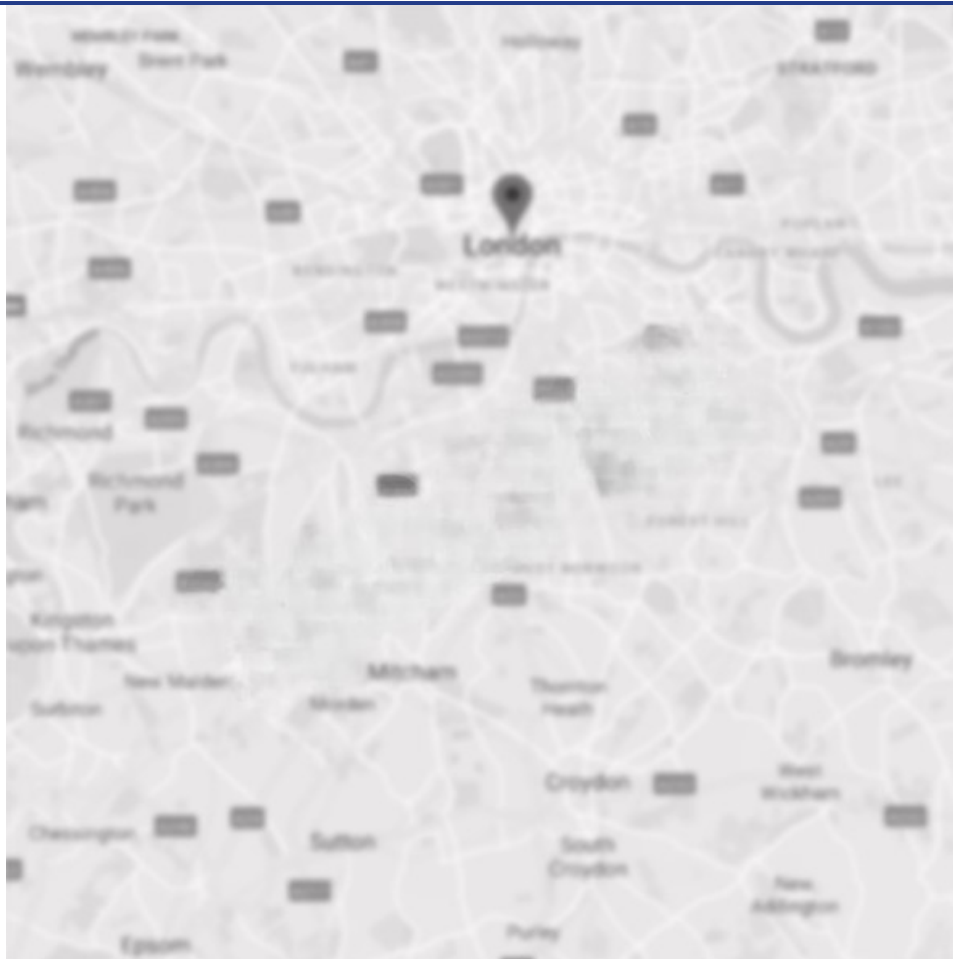
uPVC double glazed window, radiator, light, and power points.

BATHROOM 8'99 x 7'97

Beautiful modern four piece bathroom with uPVC double glazed window. Panel bath, low level wc, hand wash unit, and glass-screened walk-in shower. Wall mounted heated chrome towel rail, protected to walls and light point.

OUTSIDE

To the front of the property is a low maintenance garden forecourt. To the rear of the property is an enclosed yard.



Energy performance certificate (EPC)

122 Edge Lane
Droylsden
MANCHESTER
M43 6BA

Energy rating

D

Valid until:

16 August 2034

Certificate number:

2133-0229-0165-4861-7125

Property type

Mid-terrace house

Total floor area

81 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	64 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, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,439 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 £355 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:

- 11,267 kWh per year for heating
- 2,119 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 1.8 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. Cavity wall insulation	£500 - £1,500	£43
2. Internal wall insulation	£4,000 - £14,000	£165
3. Floor insulation (suspended floor)	£800 - £1,200	£40
4. Heating controls (TRVs)	£350 - £450	£45
5. Solar water heating	£4,000 - £6,000	£62
6. Solar photovoltaic panels	£3,500 - £5,500	£463

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	Anthony Gray
Telephone	07766701002
Email	antgray@sky.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301812
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 August 2024
Date of certificate	17 August 2024
Type of assessment	RdSAP
