



Saltzman & Co
Estate Agents

Offers over £150,000

17 Oak Terrace, Newton Heath, Manchester, Lancashire,
M40 1QR



- THREE BEDROOM
- NO VENDOR CHAIN
- FULL REFURB REQUIRED
- POPULAR LOCATION
- GARDEN WITH OUT BUILDING
- EPC - E

- USEFUL LOFT SPACE
- LARGE MID TERRACE
- POPULAR LOCATION
- OFF ROAD PARKING TO REAR
- LEASEHOLD - 864 YEARS REMAIN
- CASH BUYERS ONLY



Property Description

****CASH BUYERS ONLY ***OPEN DAY SATURDAY 6TH DEC 12 NOON - 1PM *** INVESTORS DO NOT MISS OUT ** THREE BEDROOMED MID TERRACE ** NO VENDOR CHAIN ** USEFUL ATTIC SPACE ** DRIVEWAY TO REAR ** REAR GARDEN WITH BRICK OUT HOUSE ** Saltsman and Co Estate agents welcome to the open market this three bedroomed mid terrace property for sale with no vendor chain. This realistically starting priced property is in need of a full refurbishment making it an attractive purchase for a wide range of buyers looking for a property to make their own. Briefly, the accommodation comprises: porch entrance, entrance hall, lounge, dining room, kitchen, and utility room to the ground floor. Three bedrooms and family bathroom, and access to useful loft space to first floor. To the front of the property is a low maintenance garden forecourt. to the rear of the property is an enclosed yard with further land to the rear with brick built out house. Off road parking to the rear. Early internal viewing is strongly advised.

LOUNGE

Window to the front elevation. Fire with surround and hearth. Radiator, light, and power. Opening to dining room.

DINING ROOM

Window to the rear elevation. Radiator, stairs to first floor, light and power points.

KITCHEN

Window with sink and drainer beneath. Wall and base units with worksurface over. Tiled to splash back area. Light and power points. Stable style door to rear.

UTILITY

Plumbing for washing machine.

LANDING

Access to bedrooms and bathroom. Access to loft space.

BEDROOM

Window, radiator, light, and power points.

BEDROOM

Window, radiator, light, and power points.

BEDROOM

Window, radiator, light, and power points.

BAHROOM

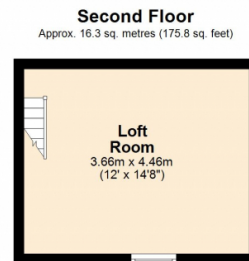
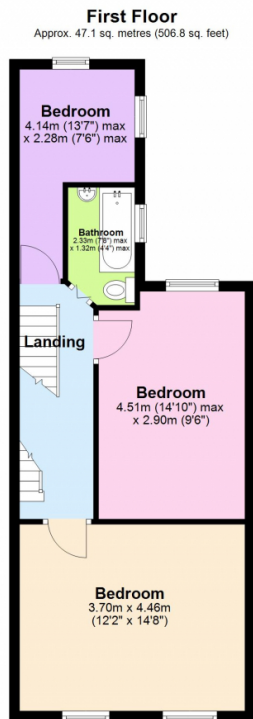
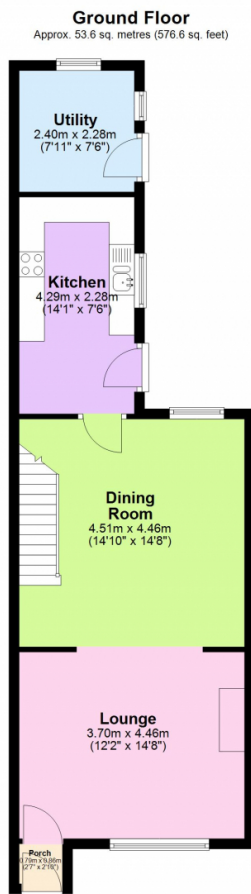
Window, panel bath, wc, and pedestal hand wash basin. Light point.

LOFT SPACE

Useable loft space access via staircase.

OUTSIDE

Low maintenance forecourt garden. To the rear is an enclosed yard access to large garden currently housing brick built out house.



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)

17 Berry Brow
MANCHESTER
M40 1QR

Energy rating

E

Valid until:

19 November 2035

Certificate number:

8720-2798-0139-0098-0543

Property type

Mid-terrace house

Total floor area

94 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 | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 46 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 | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, insulated (assumed) | Average |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| 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 | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 318 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

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 **£2,264 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 £967 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:

- 11,486 kWh per year for heating
 - 5,162 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. 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 5.2 tonnes of CO₂

This property's potential production 2.2 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 | £900 - £1,500 | £106 |
| 2. Internal wall insulation | £7,500 - £11,000 | £113 |
| 3. Floor insulation (suspended floor) | £5,000 - £10,000 | £62 |
| 4. Draught proofing | £150 - £250 | £46 |
| 5. Heating controls (TRVs) | £220 - £250 | £162 |
| 6. Condensing boiler | £2,200 - £3,500 | £370 |
| 7. Replace single glazed windows with low-E double glazed windows | £4,500 - £6,000 | £109 |
| 8. Solar photovoltaic panels | £8,000 - £10,000 | £277 |

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 | 20 November 2025 |
| Date of certificate | 20 November 2025 |
| Type of assessment | RdSAP |