



- IMMACULATE THREE BED
- SPACIOUS FAMILY LOUNGE
- BATHROOM WITH WHIRLPOOL BATH
- GOOD TRANSPORT CONNECTIONS
- LEASEHOLD 909 YEARS REMAIN
- DOUBLE BEDROOMS

- EXTENDED SEMI DETACHED
- MODERN DINING KITCHEN
- CLOSE TO AMENITIES
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX B
- uPVC DG & GCH

Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** IMMACULATE THREE BEDROOMED EXTENDED SEMI DETACHED ** FANTASTIC MODERN DINING KITCHEN ** GARAGE AND DRIVEWAY PARKING **** Saltsman & Co Estate Agents are delighted to present this immaculate three-bedroom semi-detached home to the open market. Lovingly maintained by its current owner, this much-cherished property is ready for immediate occupation—an ideal purchase for families, first-time buyers, or anyone seeking a stylish and well-cared-for home. Offering generous living space throughout, the accommodation briefly comprises: welcoming entrance porch and hallway, spacious lounge, modern kitchen/diner, and a family bathroom featuring a whirlpool bath on the ground floor. Upstairs, you'll find three well-proportioned bedrooms, perfect for family living or versatile use. This home enjoys a prime location with excellent access to local amenities, highly regarded primary and secondary schools, and superb transport links—including the Manchester City Centre Metrolink and M60 motorway junctions. Externally, the property benefits from a low-maintenance front garden and driveway providing off-road parking and access to the garage. To the rear, an enclosed garden features an artificial lawn and patio area, ideal for relaxing or entertaining. Further benefits include uPVC double glazing and gas central heating, ensuring year-round comfort. Internal viewing is strongly advised to fully appreciate the high standard and living accommodation contained within this family home, which is a true credit to its current owner. **** Planning has previously been obtained for a side and rear wrap-around extension ****

ENTRANCE PORCH

Double glazed composite front entrance door opening into entrance porch. Two uPVC double glazed windows to both side elevations. Electric wall mounted heater and laminate flooring. uPVC double glazed front entrance door providing access to entrance hall.

ENTRANCE HALL

Cupboard housing meter. Stairs to first floor accommodation. Laminate flooring and light point. Door providing access to lounge.

LOUNGE *13'23 x 12'87 to bay*

uPVC double glazed bay window to the front elevation with radiator beneath. Laminate flooring, light, and power points.

DINING KITCHEN *18'73 max point x 16'16*

uPVC double glazed window to the rear elevation with double stainless steel sink and drainer beneath. uPVC double glazed window to the side elevation. Fitted with a comprehensive range of wall and base units with complementary worksurface extending to breakfast bar. Free standing five ring gas cooker with double oven and grill. Space for free standing American style fridge freezer, plumbing for washing machine, plumbing for washing machine and space for dryer. Laminate flooring to dining area. Useful understairs pantry cupboard for additional storage. Tiled to splash back area, radiator, light, and power points. Door providing access to bathroom and Composite double glazed entrance door providing access to the side and rear garden.

BATHROOM *9'17 x 5'47*

uPVC double glazed window to the rear elevation. P-shaped whirlpool bath, low level wc and handwash vanity unit. Radiator, protected to walls and light point.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms.

BEDROOM ONE *13'42 into wardrobe x 10'44 to bay*

uPVC double glazed bay window to the front elevation with radiator beneath. Fitted mirror fronted floor to ceiling wardrobes providing useful storage and hanging space. Door providing access to walk in wardrobe providing additional storage and hanging space with light point. Laminate flooring, light, and power points.

BEDROOM TWO *10'54 x 9'37*

uPVC double glazed window to the rear elevation with radiator beneath. Laminate flooring, light, and power points.

BEDROOM THREE *7'70 x 6'60*

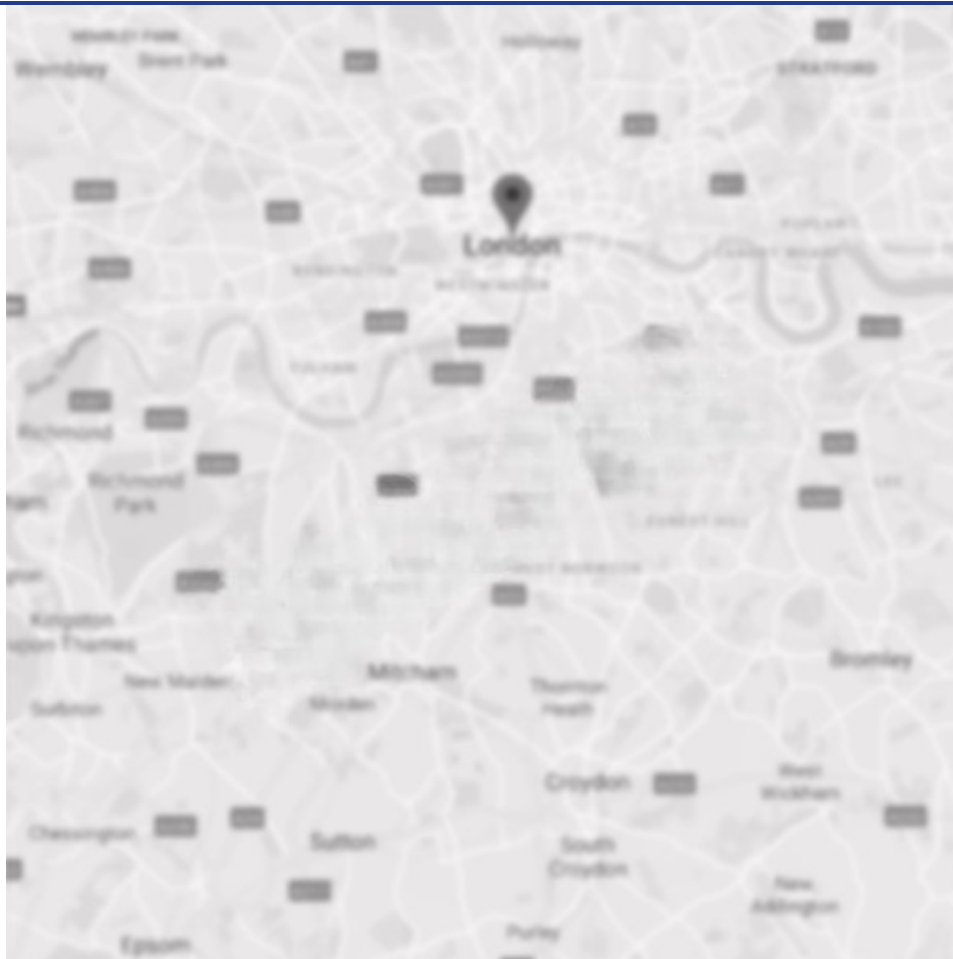
uPVC double glazed window to the rear elevation with radiator beneath. Laminate flooring, light, and power points.

OUTSIDE

To the front of the property is a low maintenance garden / driveway providing off road parking and access to garage. Enclosed rear garden with patio and artificial lawn area. Outside tap. Rear access to garage.

GARAGE *15'73 x 7'99*

Access to the front via a roll up door. Door to the rear providing access to the rear garden. Light and power points.



Energy performance certificate (EPC)

40, Waverley Crescent Droylsden MANCHESTER M43 7NN	Energy rating D	Valid until: 8 February 2026
		Certificate number: 0818-2031-6212-7916-3980

Property type Semi-detached house

Total floor area 93 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 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		77 C
55-68	D	57 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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
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 307 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,148 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 £299 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 15,031 kWh per year for heating
 - 2,202 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 5.0 tonnes of CO₂

This property's potential production 2.8 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	£34
2. Floor insulation (suspended floor)	£800 - £1,200	£41
3. Low energy lighting	£50	£50
4. Heating controls (room thermostat and TRVs)	£350 - £450	£138
5. Solar water heating	£4,000 - £6,000	£36
6. Solar photovoltaic panels	£5,000 - £8,000	£247

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 Connell
Telephone	07730798481
Email	info@greendealenergysolution.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	STRO008114
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	9 February 2016
Date of certificate	9 February 2016
Type of assessment	RdSAP