



- THREE BEDROOMED
- FAMILY LOUNGE
- DINING ROOM
- DRIVEWAY
- FREEHOLD
- uPVC DG & GCH

- EXTENDED
- FITTED KITCHEN
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- COUNCIL TAX A
- IDEAL FIRST TIME BUYER OPPORTUNITY



Property Description

**** FIRST TIME BUYERS ** EXTENDED THREE BEDROOMED END QUASI ** DRIVEWAY PARKING **** Saltsman and Co Estate Agents welcome to the open market this well presented three bedroomed end quasi semi detached family home. This property has been well cared for and maintained by its current owners and is ready for any buyer to drop their bags and move straight into. This property is perfectly located to provide easy access to local amenities, transport connections, popular primary/secondary schools, and Sunnybank Vale. Briefly, the accommodation comprises: entrance porch, entrance hall, lounge, kitchen, and dining room to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance garden and driveway for off road parking. To the rear of the property is a pleasant sized enclosed garden with area laid with artificial lawn and decking area. This family home welcomes you as soon as you walk through the door and is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

PORCH

uPVC double glazed construction with uPVC double glazed door. Front entrance door providing access to entrance hall. Stairs providing access to first floor accommodation. Door providing access to lounge.

LOUNGE 14'2 x 11'4

uPVC double glazed window to the front elevation. Feature fire with attractive surround and hearth. Cupboard housing meter. Radiator, laminate flooring, light, and power points. Door providing access to kitchen.

KITCHEN 14'6 x 6'6

uPVC double glazed window to the side elevation with sink and drainer beneath with mixer tap over. Fitted with a comprehensive range of wall and base units with complementary work surface over. Inset four ring electric hob. Integrated oven and grill. Plumbing for washing machine, space for dryer, and space for free standing fridge freezer. Tiled floor. Useful understairs pantry cupboard. Spot lights to ceiling and power points. Access to dining room.

DINING ROOM 11'00 x 6'10

uPVC double glazed patio doors providing access to the rear garden. Radiator, tiled floor, light, and power points.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE 12'97 x 8'03

uPVC double glazed window to the front elevation with radiator beneath. Fitted wardrobes, light, and power points.

BEDROOM TWO 9'42 x 8'83

uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

BEDROOM THREE 6'41 x 6'33

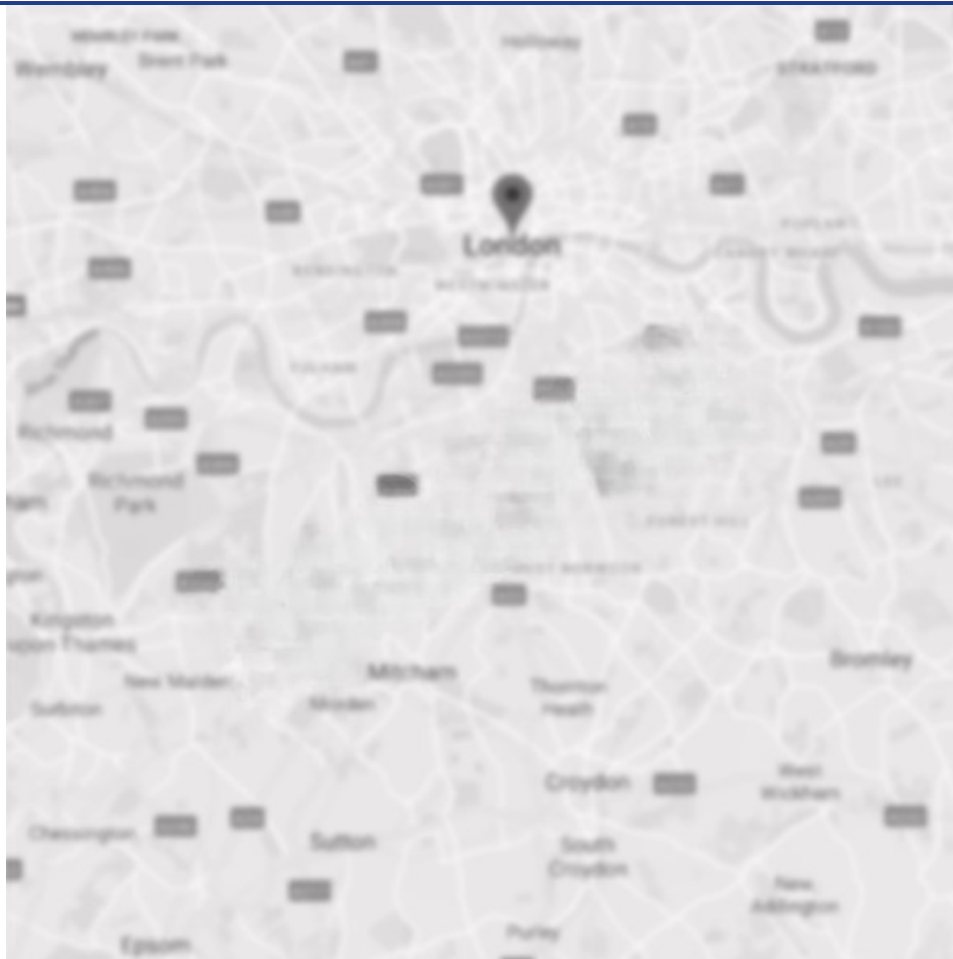
uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

BATHROOM 6'08 x 5'28

uPVC double glazed window to the rear elevation. Panel bath with shower, modern floating effect hand wash, and low level wc with push button flush. Tiled to walls, radiator, and light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway for off road parking. To the rear of the property is a pleasant sized enclosed garden with area laid with artificial lawn and decking area.



Energy performance certificate (EPC)

331, Greenside Lane
Droylsden
MANCHESTER
M43 7RY

Energy rating

C

Valid until:

26 September 2026

Certificate number:

2838-0067-7291-4376-4994

Property type

Semi-detached house

Total floor area

61 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		
69-80	C	70 C	85 B
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	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
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 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, 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 223 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£594 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 £54 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:

- 6,911 kWh per year for heating
 - 1,877 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. 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 1.3 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	£23
2. Solar water heating	£4,000 - £6,000	£32
3. Solar photovoltaic panels	£5,000 - £8,000	£249

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)
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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	Paul Cable
Telephone	0161 4434580
Email	survey1@edwardmellor.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/018556
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	27 September 2016
Date of certificate	27 September 2016
Type of assessment	RdSAP
