



 **2**  
Bedrooms

 **1**  
Bathroom





**\*\*Available Now\*\*** C & R City are pleased to bring to the market this well presented two bedroom top floor flat situated just off Eccles new road in Little Bolton Terrace. Little Bolton Terrace is a superb low rise development offering an incredibly convenient location to both the City Centre and Salford Quays whilst also being just a short walks from Weaste Tram Station & Salford Royal Hospital. You have access to a spacious lounge with well-maintained, fully integrated kitchen . Two bedrooms and a spacious bathroom. The property also comes with one allocated parking space.

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#### **Entrance Hall**

Spacious hallway, Grey Carpet Flooring, Phone Entry System.

#### **Lounge** *4.25m x 4.31m (13.94ft x 14.14ft)*

A spacious lounge complete with two ceiling light points, two wall mounted radiators and a double glazed window to the rear elevation. Carpet flooring.

#### **Kitchen** *2.57m x 2.76m (8.43ft x 9.06ft)*

Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated oven, hob and extractor. Dishwasher, washing machine and freestanding fridge/freezer. Ceiling light point, part tiled walls. Tiled Flooring.

#### **Bedroom One** *2.56m x 2.23m (8.40ft x 7.32ft)*

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Carpeted flooring.

#### **Bedroom Two** *2.50m x 3.10m (8.20ft x 10.17ft)*

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Carpeted flooring.

#### **Bathroom** *1.50m x 2.80m (4.92ft x 9.19ft)*

Three piece suite comprising of a low level WC, hand wash basin and bath with shower over. Ceiling light point, wall mounted radiator and tiled floors.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Energy performance certificate (EPC)

31 LITTLE BOLTON TERRACE  
SALFORD  
M5 5BD

Energy rating

C

Valid until 5 January 2031

Certificate number

1200-6950-0522-6000-3993

## Property type

Top-floor flat

## Total floor area

54 square metres

## Rules on letting this property

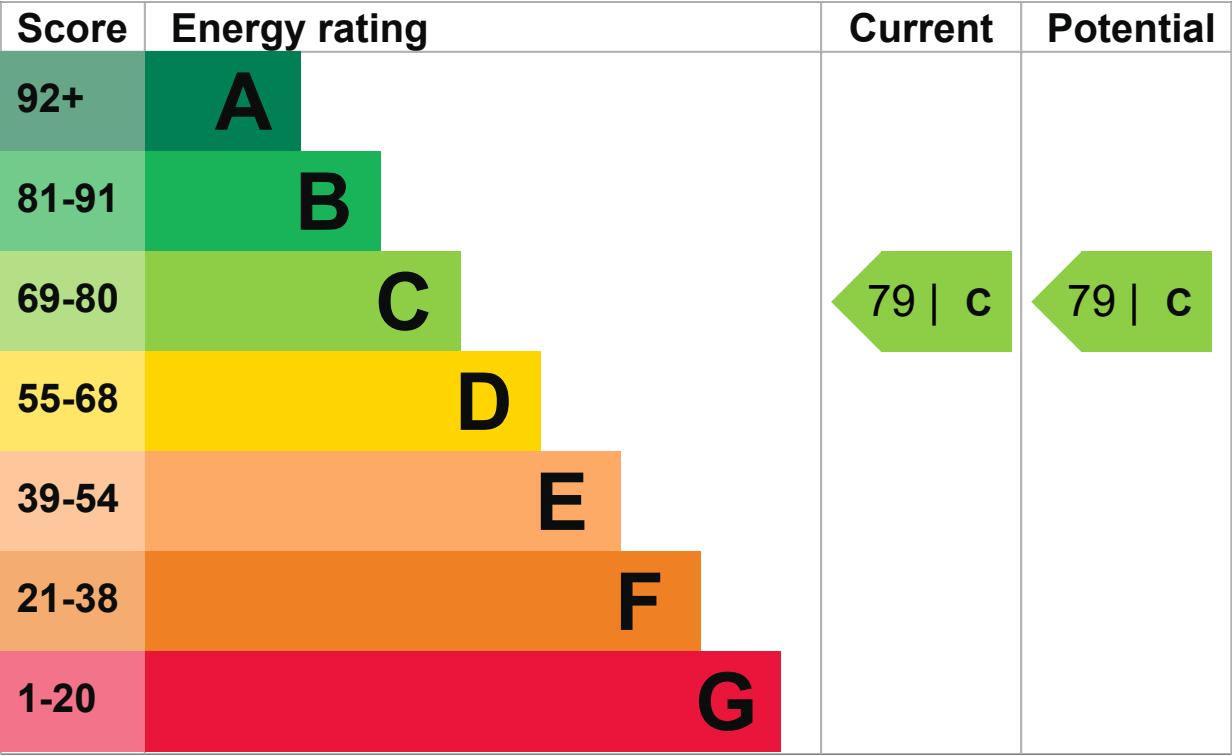
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property’s energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 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

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 134 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

1.3 tonnes of CO<sub>2</sub>

### This property's potential production

1.3 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.0 tonnes per year. This will help to protect the environment.

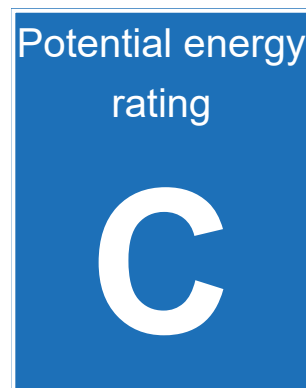
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.



## How to improve this property's energy performance

The assessor did not make any recommendations for this property.

[Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) has guidance on improving a property's energy use. (<https://www.simpleenergyadvice.org.uk/>).



## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency/) (<https://www.gov.uk/improve-energy-efficiency/>).

### Estimated energy use and potential savings

#### Estimated yearly energy cost for this property

£365

#### Potential saving

£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

#### Space heating

2362 kWh per year

#### Water heating

1766 kWh per year

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The



estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Stephen Poole

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### Telephone

07501064494

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### Email

[steve.poole@gmeas.co.uk](mailto:steve.poole@gmeas.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/010921

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

5 January 2021

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**Date of certificate**

6 January 2021

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**Type of assessment**

► [RdSAP](#)

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.