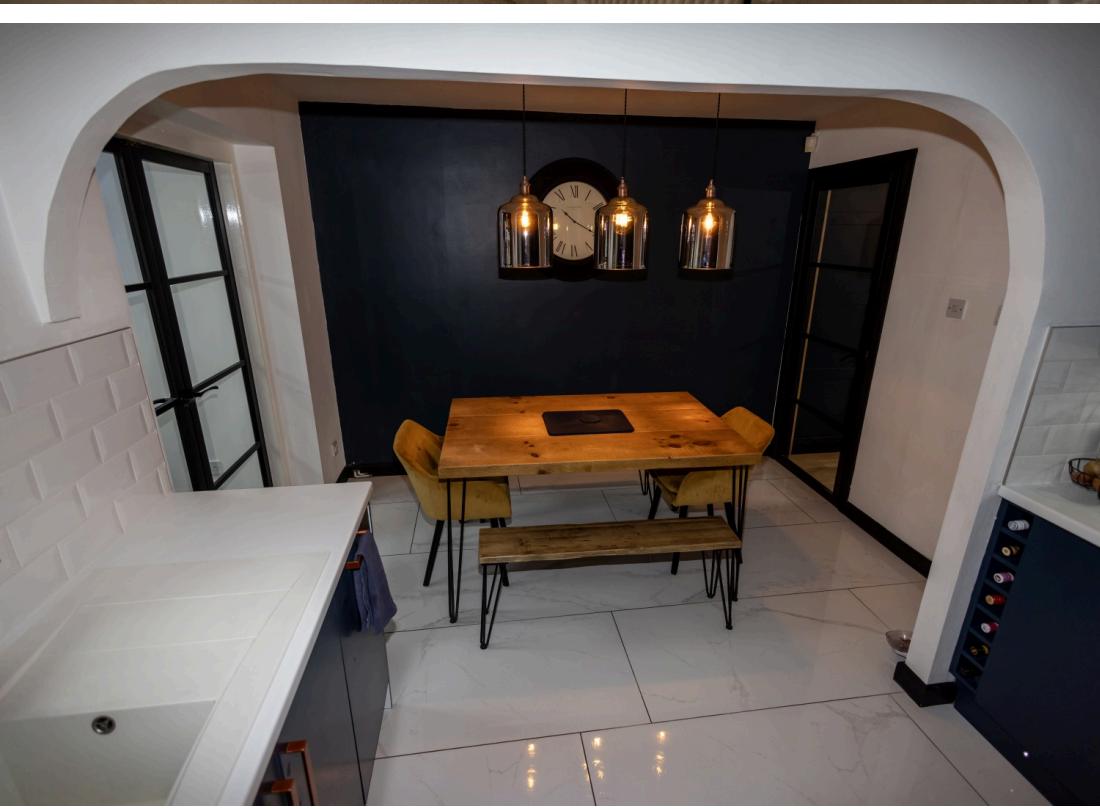




- THREE BEDROOM
- IMMACULATE THROUGHOUT
- MODERN KITCHEN DINER
- DOWNSTAIRS WC
- FREEHOLD
- uPVC DG & GCH

- EXTENDED SEMI DETACHED
- FAMILY LOUNGE
- SITTING ROOM
- MODERN SHOWER ROOM
- DRIVEWAY & GARAGE
- VIEWING ADVISED



Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** THREE BEDROOMED EXTENDED SEMI DETACHED ** IMMACULATE THROUGHOUT ** DOWNSTAIRS WC ** GARAGE**** Saltsman & Co are delighted to present this beautifully extended and impeccably maintained three bedroom semi detached residence, offering refined modern living in one of Audenshaw's most sought after locations. This elegant home has been cherished by its current owner and is ready to welcome its next occupants with effortless comfort and style.

Behind its inviting façade, the property unfolds into a thoughtfully designed layout ideal for contemporary family life. The ground floor features a welcoming entrance hall, a sophisticated lounge, a spacious dining kitchen perfect for entertaining, an additional sitting room offering valuable versatility, and a convenient ground floor WC. To the first floor, three well appointed bedrooms are complemented by a sleek, modern shower room finished to a high standard. Externally, the home continues to impress. A low maintenance front garden and private driveway provide off road parking and access to the garage. The rear garden offers a tranquil retreat, complete with a patio area and lawn ideal for outdoor dining, relaxation, or family enjoyment. Perfectly positioned for access to excellent local amenities, reputable schools, and superb transport connections, this property combines comfort, convenience, and quality in equal measure. A viewing is essential to fully appreciate the standard of accommodation and the lifestyle this exceptional home has to offer.

ENTRANCE

uPVC double glazed front entrance door opening into hallway. Useful cloak hanging space. Leading to lounge.

LOUNGE 14'85 x 14'61

uPVC double glazed window to the front elevation with radiator beneath. Oak flooring, light, and power points. Stairs providing access to first floor accommodation. Door providing access to dining area.

KITCHEN 15'05 x 10'40

uPVC double glazed window with sink and drainer beneath. Fitted with a modern range of wall and base units with inset halogen hob with oven below. Wine rack, plumbing for a washing machine, and an integrated dishwasher. Tiled to splash back areas and tiled floor. Light and power points. Access to sitting room.

SITTING ROOM 11'39 x 10'53

uPVC double glazed windows and uPVC double glazed patio doors providing access to the rear garden. Wood laminate flooring, Velux windows, spot lights to the ceiling, and power points.

DOWNSTAIRS WC

Low level wc and hand wash basin. Tiled to splash back area. Wall mounted heated chrome towel rail and light point.

LANDING

uPVC double glazed window. Access to bedrooms and shower room.

BEDROOM ONE 9'89 x 8'48

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM TWO 13'01 x 6'17

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM THREE 11'67 x 8'26

uPVC double glazed window with radiator beneath. Light and power points.

SHOWER ROOM

uPVC double glazed window with wall mounted heated chrome towel rail beneath. Glass screen walk in shower cubicle with wall mounted shower. Vanity hand wash unit and low level wc. Wall mounted heated chrome towel rail. Tiled to walls and tiled to floor. Light point.

OUTSIDE

To the front of the property is an area laid to lawn and block paved driveway providing off road parking. Access to garage.

GARAGE 27'41 x 7'77

Vertical radiator, light, and power points.



Energy performance certificate (EPC)

27, The Hawthorns Audenshaw MANCHESTER M34 5LU	Energy rating C	Valid until: 31 July 2028
Certificate number: 8807-7208-3929-1076-6383		

Property type Semi-detached house

Total floor area 85 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.

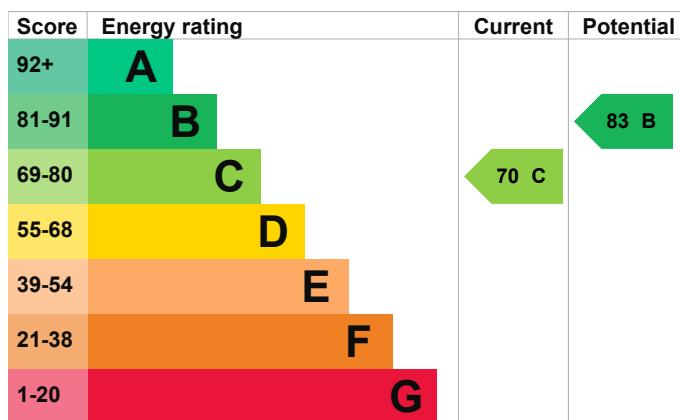
[See how to improve this property's energy efficiency.](#)

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



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, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
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 71% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 189 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£695 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 £72 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 7,207 kWh per year for heating
- 2,291 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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	2.8 tonnes of CO2
This property's potential production	1.6 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 (solid floor)	£4,000 - £6,000	£30
2. Low energy lighting	£20	£15
3. Solar water heating	£4,000 - £6,000	£27
4. Solar photovoltaic panels	£5,000 - £8,000	£270

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)

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	07884 024 731
Email	info@hfll.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/020486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 July 2018
Date of certificate	1 August 2018
Type of assessment	RdSAP