



- FOUR BEDROOMED
- DOWNSTAIRS WC
- LARGE FITTED KITCHEN
- POPULAR LOCATION
- LEASEHOLD - 240 YEARS REMAIN
- DRIVEWAY PARKING

- SEMI DETACHED TOWN HOUSE
- DINING ROOM
- SPACIOUS FAMILY LOUNGE
- EPC B
- IDEAL FOR GROWING FAMILIES
- uPVC DG & GCH



Property Description

****ROOM FOR A GROWING FAMILY OVER THREE FLOORS ** FOUR BEDROOM SEMI DETACHED TOWN HOUSE ** HIGHLY REGARDED AUDENSHAW LOCATION ** DOWNSTAIRS WC ** ENSUITE SHOWER ROOM TO MASTER BEDROOM ** FAMILY BATHROOM ** DRIVEWAY PARKING **** Saltsman & Co Estate Agents are delighted to welcome to the open market this attractive four-bedroom semi-detached townhouse. Situated in the heart of a highly regarded residential location, this well-presented family home offers generous living accommodation across three floors and is ideally suited to the needs of a growing family. On entering the property, you are greeted by a welcoming hallway which leads to a dining room, a convenient ground floor WC, and a modern fitted kitchen designed to accommodate everyday family life. Herringbone flooring to the downstairs and Encaustic Bert and May tiling to hallway. The first floor provides a spacious family lounge, a contemporary bathroom, and a well-proportioned bedroom, while the second floor offers three further bedrooms, including a master with en-suite shower room, ensuring versatile living space for all members of the household. Externally, the property enjoys a low-maintenance block-paved garden to the front providing off road parking, while to the rear, there is an enclosed family-sized garden with a patio area and artificial lawn, perfect for entertaining or relaxing outdoors. This home is ideally positioned to provide easy access to local amenities, excellent transport connections, and highly regarded primary and secondary schools, making it a superb option for families seeking both convenience and community. Internal viewing is strongly recommended to fully appreciate the generous accommodation and quality of living space on offer

ENTRANCE HALL

Composite front entrance door opening into entrance hall. Access to ground floor accommodation and stairs providing access to first floor accommodation. Useful storage space with door providing access to cupboard, currently used as a utility space with electrics and plumbing for washing machine. Radiator, light, and power points.

DINING ROOM 13'50 x 9'55

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

KITCHEN

uPVC double glazed window with ceramic Belfast style sink beneath. Fitted with a comprehensive range of wall and base units with complementary work surface over with four ring electric hob with oven/ grill beneath. Integrated fridge freezer, washing machine, and microwave. Cupboard housing boiler. useful pantry cupboard. Wall mounted vertical radiator, tiled to splash back areas, light and power points. Three door Bi folding doors providing access to the rear garden.

WC

Low level wc and handwash. Radiator and light point.

LANDING

Access to lounge, bathroom and bedroom.

LOUNGE

uPVC double glazed French door to juliet balcony. Feature wood effect flooring, radiator, light, and power points.

BATHROOM

Panel bath, low level wc, and hand wash. Tiled to splash back area, radiator, and light point.

BEDROOM

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

LANDING

Access to bedrooms. Loft hatch with pull-down ladder.

BEDROOM

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

ENSUITE

Walk in shower cubicle with mixer tap wall mounted shower, low level wc, and hand wash. Tiled to splash back and light point.

BEDROOM

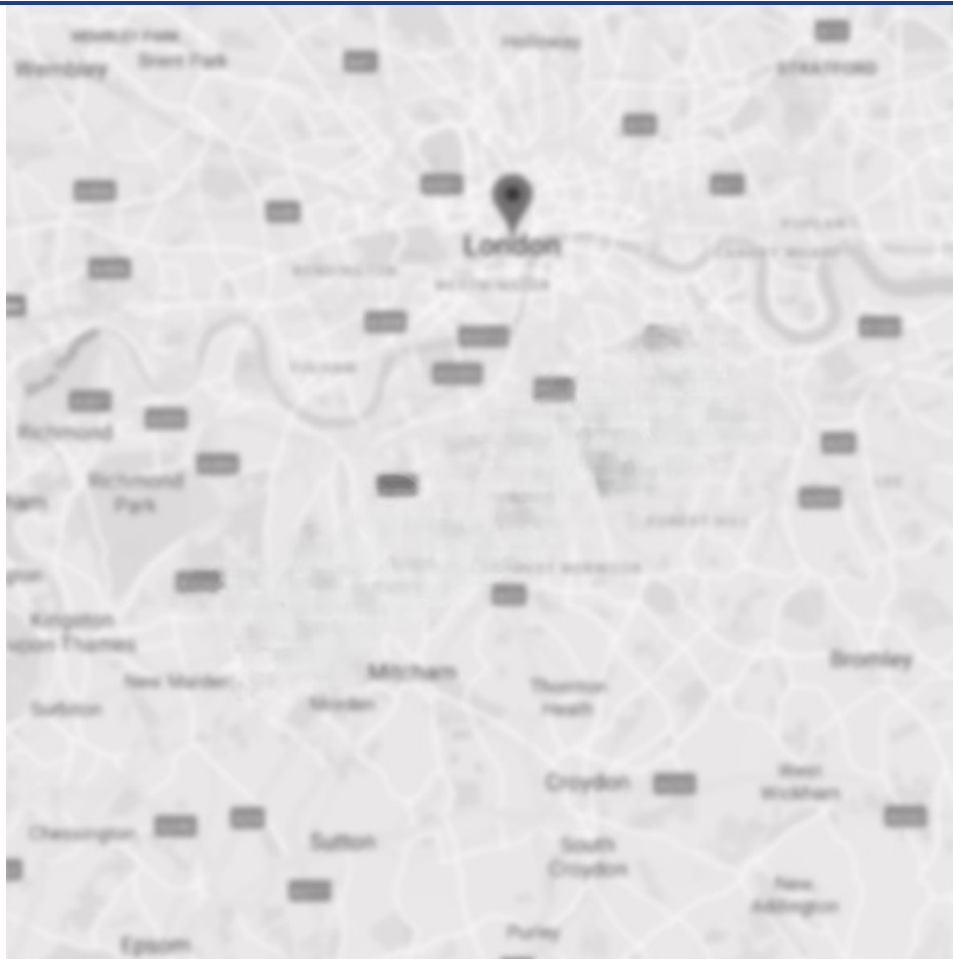
uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM

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

OUTSIDE

To the front of the property is a low-maintenance block-paved garden providing off road parking, while to the rear, there is an enclosed family-sized garden with large porcelain patio area and artificial lawn, perfect for entertaining or relaxing outdoors.



Energy performance certificate (EPC)

3, Littlemoss Close
Audenshaw
MANCHESTER
M34 5US

Energy rating

B

Valid until:

7 September 2026

Certificate number:

8016-7131-4500-3768-0906

Property type

Semi-detached house

Total floor area

113 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 B. It has the potential to be A.

[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		94 A
81-91	B	84 B	
69-80	C		
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
Walls	Average thermal transmittance 0.27 W/m ² K	Very good
Roof	Average thermal transmittance 0.10 W/m ² K	Very good
Floor	Average thermal transmittance 0.17 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, flue gas heat recovery	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.9 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 84 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£453 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 £34 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:

- 3,766 kWh per year for heating
 - 1,932 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

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 1.7 tonnes of CO₂

This property's potential production 0.6 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. Solar water heating	£4,000 - £6,000	£34
2. Solar photovoltaic panels	£5,000 - £8,000	£252

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	Laurie Wills
Telephone	0161 9269664
Email	laurie@elementsustainability.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	NHER
Assessor's ID	NHER003906
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 September 2016
Date of certificate	8 September 2016
Type of assessment	SAP
