



Saltzman & Co
Estate Agents

Offers in excess of £190,000
3 Brookside Avenue, Droylsden, Manchester, Lancashire,
M43 7LE



- TWO BEDROOM WITH USEABLE LOFT SPACE
- DOWNSTAIRS WC
- LARGE GARAGE FOR STORAGE
- POPULAR LOCATION
- EPC D
- REAR GARDEN
- DG & GCH
- MID TERRACE
- UTILITY ROOM
- SHOWER ROOM
- COUNCIL TAX B
- FREEHOLD
- FANTASTIC FIRST TIME BUYER OPP
- INTERNAL VIEWING ADVISED



**** FIRST TIME BUYERS DO NOT MISS OUT ** ATTRACTIVE TWO BEDROOMED TERRACE WITH USEABLE LOFT SPACE ** DOWNSTAIRS WC ** UTILITY ROOM ** SHOWER ROOM ** DRIVEWAY PARKING ** REAR GARDEN ** GARAGE **** A fantastic opportunity for first time buyers. Properties like this at this price rarely stay available for long! Saltsman and Co Estate Agents are delighted to welcome to the open market this attractive two bedroom mid terrace home with useable loft space, offering excellent value for money and an ideal opportunity for first time buyers looking to take their first step onto the property ladder. Well maintained and cared for by the current owner, this is a home that is ready to move straight into, meaning buyers can settle in from day one and make it their own over time. Perfectly positioned for modern living, the property offers convenient access to local amenities, excellent transport links, Daisy Nook Country park, the Manchester City Centre Metrolink and nearby motorway junctions, making it an ideal choice for commuters. The property also falls within the catchment area for highly regarded schools, including the outstanding Laurus Rycroft Secondary School. The accommodation comprises an entrance hall, comfortable lounge, kitchen, useful utility room and WC to the ground floor, with two bedrooms, a shower room and access to the useable loft space on the first floor. The loft provides valuable additional storage and further flexibility for the new owner. Externally, the property offers a low maintenance front garden and driveway, providing convenient off road parking, while to the rear is a good sized family garden, mainly laid to lawn, with access to a garage providing additional storage. The property benefits from uPVC double glazing and gas central heating throughout. With its combination of two bedrooms, driveway, generous rear garden, garage, useful loft space and excellent transport links, this is exactly the type of property many first time buyers are searching for. At this price point, opportunities offering this much are increasingly difficult to find, so an early internal viewing is strongly recommended to avoid missing out.

PORCH

uPVC double glazed entrance door with uPVC double glazed window to the front elevation providing access to entrance porch. uPVC double glazed front entrance door providing access to hall.

ENTRANCE HALL

Stairs providing access to all first floor accommodation. Door providing access to lounge.

LOUNGE *13'6 x 11'10*

uPVC double glazed window to the front elevation with radiator beneath. Inset feature fire to chimney breast. Laminate flooring, light and power points. Door providing access to kitchen.

KITCHEN *15'1 x 7'5*

uPVC double glazed window to the rear elevation with stainless steel sink and drainer beneath. Fitted with a range of wall and base units with worksurface over. Space for free standing cooker, and space for free standing fridge freezer. Radiator, laminate flooring, tiled to splash back, light and power points.

UTILITY *5'11 x 3'3*

Plumbing for washing machine. Light and power points. Door to wc.

WC

Low level wc and light point.

LANDING

Access to bedrooms and shower room. Light point.

BEDROOM ONE *11'10 x 10'7*

uPVC double glazed window to the front elevation with radiator beneath. Light and power points. Doorway to stairs providing access to useable loft space.

BEDROOM TWO *10'7 x 8'0*

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

SHOWER ROOM

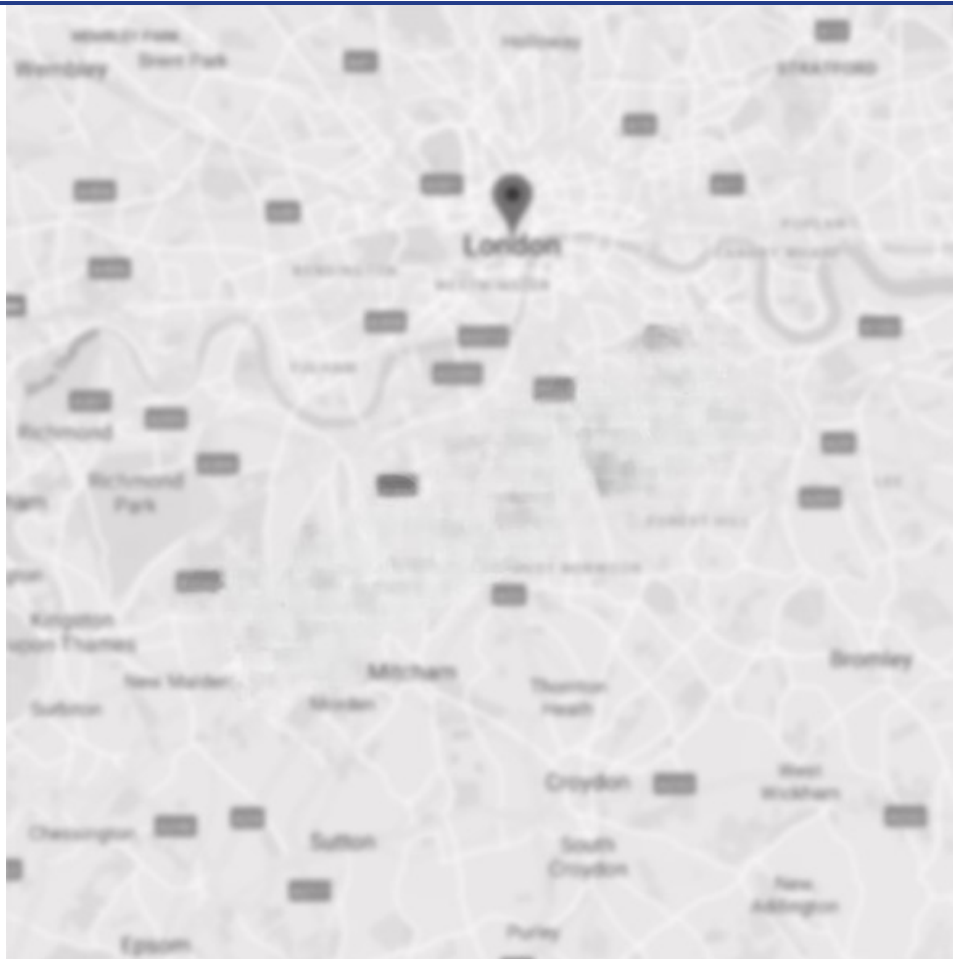
uPVC double glazed window to the rear elevation. Walk in corner glass screen shower cubicle. Low level wc and hand wash. Radiator and light point.

LOFT SPACE *11'6 x 9'4*

uPVC double glazed window. Radiator, laminate flooring, light and power points.

OUTSIDE

To the front of the property is a low maintenance garden/ driveway. To the rear of the property is a family sized garden with area laid to lawn and access to garage for additional storage.



Energy performance certificate (EPC)

3 BROOKSIDE AVENUE
DROYLSDEN
M43 7LE

Energy rating

D

Valid until:

30 September 2030

Certificate number:

0310-2428-3010-2320-1085

Property type

Mid-terrace house

Total floor area

76 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 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		81 B
69-80	C		
55-68	D	58 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	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
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 all fixed outlets	Very good
Floor	Suspended, 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 321 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£922 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 £259 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 13,190 kWh per year for heating
 - 1,963 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 4.3 tonnes of CO₂

This property's potential production 2.0 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. Room-in-roof insulation	£1,500 - £2,700	£201
2. Floor insulation (suspended floor)	£800 - £1,200	£32
3. Solar water heating	£4,000 - £6,000	£27
4. Solar photovoltaic panels	£3,500 - £5,500	£302

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:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://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 Akers
Telephone	07884 024 731
Email	info@hfl.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	28 September 2020
Date of certificate	1 October 2020
Type of assessment	RdSAP
