



- THREE BEDROOMED
- NO VENDOR CHAIN
- POPULAR LOCATION
- LEASEHOLD - 242 YRS REMAIN
- GREAT TRANSPORT LINKS

- SEMI DETACHED
- DOWNSTAIRS WC
- COUNCIL TAX B
- DRIVEWAY
- uPVC DG & GCH



Property Description

**** FAMILY BUYERS ** THREE BEDROOMED SEMI DETACHED ** CORNER PLOT ** NO VENDOR CHAIN ** DOWNSTAIRS WC ****
Saltsman and Co estate agents welcome to the open market this spacious three bedroomed semi detached family home for sale with no vendor chain. This property is ready for any buyer to move straight into, making it an attractive purchase for a wide range of buyers. Briefly, the accommodation comprises: entrance hall, dining kitchen, wc and lounge to the ground floor. Three bedrooms and family bathroom to the first floor. This family home is perfectly located to provide easy access to local amenities, transport connections and popular schools. This property 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 this much loved family home.

ENTRANCE HALL

Double glazed front entrance door. Access to all ground floor accommodation. Stairs providing access to all first floor accommodation. Laminate flooring, radiator, light, and power points.

KITCHEN DINER *15'56 x 9'07*

uPVC double glazed window to the front elevation. Fitted with a range of wall and base units with complementary work surface over with inset stainless steel sink and drainer and inset four ring gas hob. Integrated oven and fridge freezer. Plumbing for washing machine. Tiled to splash back areas and tiled to floor. Radiator, light and power points.

WC

Low level wc and hand wash. Tiled to splash back areas and tiled to floor. Radiator and light point.

LOUNGE *16'56 x 9'45*

uPVC double glazed window to the rear elevation with radiator beneath. Laminate flooring, light, and power points. uPVC double glazed door providing access to the rear garden.

LANDING

Access to bedrooms and family bathroom. Useful storage cupboard. Light point.

BEDROOM ONE *15'08 x 9'1*

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

BEDROOM TWO *13'81 x 9'81*

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

BEDROOM THREE *9'49 x 8'66*

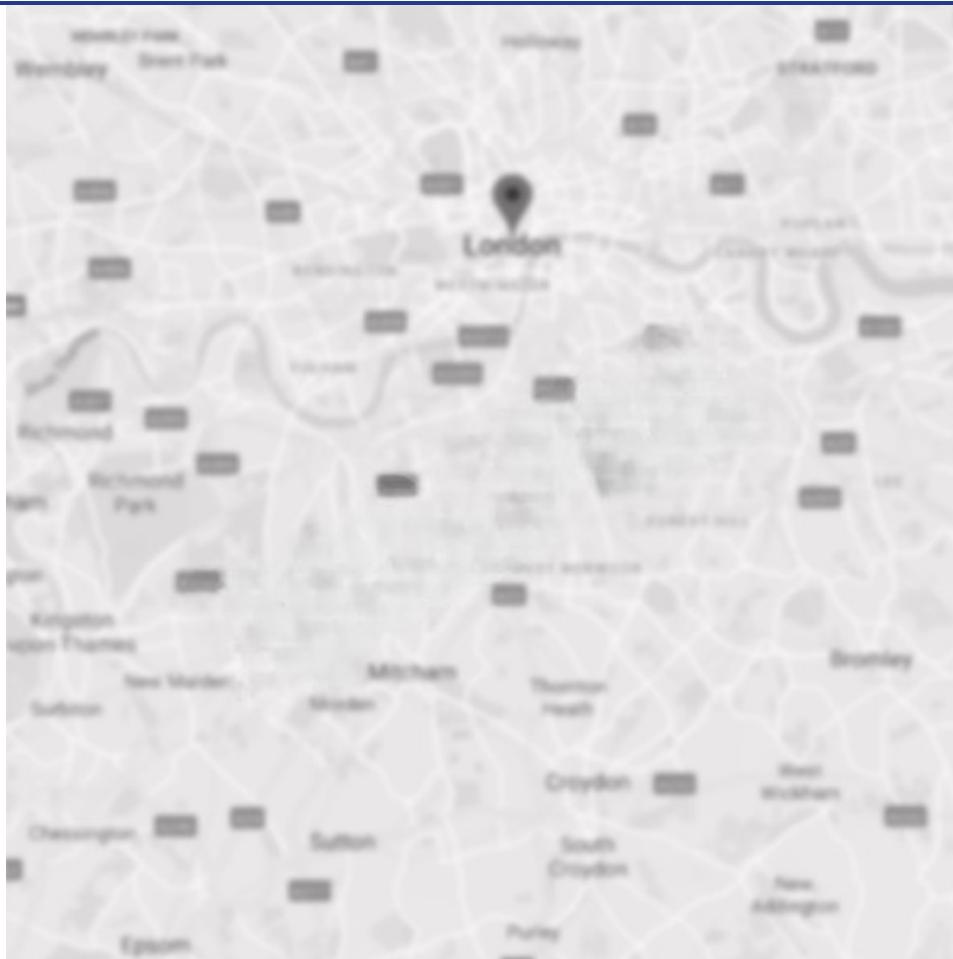
uPVC double glazed window. Radiator, laminate flooring, light, and power points.

BATHROOM

uPVC double glazed window. Panel bath with mixer shower, hand wash, and low level wc. Tiled to walls and tiled to floor. Radiator and light point.

OUTSIDE

To the rear of the property is an enclosed garden with patio and area laid to lawn. Access gate to driveway providing off road parking for two cars.



Energy performance certificate (EPC)

17, Holland Street
MANCHESTER
M40 7QZ

Energy rating

B

Valid until: 30 March 2030

Certificate number: 8050-7937-6300-1989-2272

Property type Semi-detached house

Total floor area 87 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		95 A
81-91	B	83 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 0.21 W/m ² K	Very good
Roof	Average thermal transmittance 0.09 W/m ² K	Very good
Floor	Average thermal transmittance 0.11 W/m ² K	Very good
Windows	High performance glazing	Very 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 all fixed outlets	Very good
Air tightness	Air permeability 4.6 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 91 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£390 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 £28 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:

- 2,854 kWh per year for heating
 - 1,808 kWh per year for hot water
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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 1.4 tonnes of CO₂

This property's potential production 0.4 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	£29
2. Solar photovoltaic panels	£3,500 - £5,500	£294

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	Thomas Claffey
Telephone	0151 5251710
Email	t.claffey@twcconsulting.com

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/008650
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	31 March 2020
Date of certificate	31 March 2020
Type of assessment	SAP
