Saltsman & Co
Estate Agents

£190,000

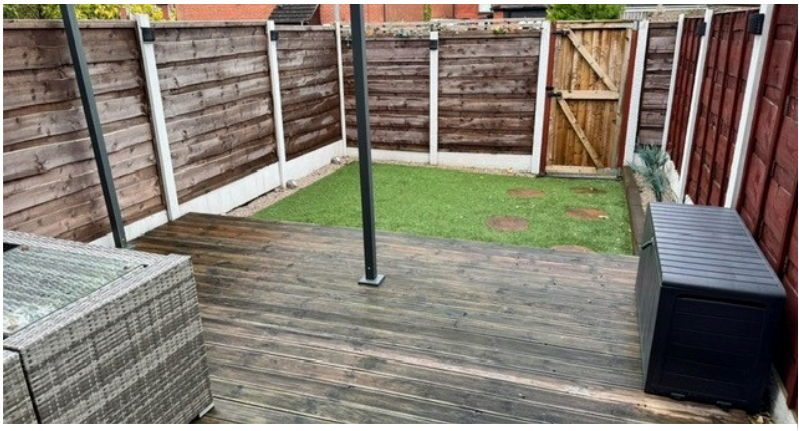
87 Stamford Square, Ashton-under-Lyne, Lancashire, OL6 6QR











- FIRST TIME BUYERS
- MODERN TERRACE
- REAR GARDEN
- MODERN SHOWER ROOM
- FREEHOLD
- IMMACULATE THROUGHOUT
- TWO BEDROOMED
- DRIVEWAY
- MODERN FITTED KITCHEN
- COUNCIL TAX A
- EPC C
- uPVC DG & GCH

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Property Description

** FIRST TIME BUYERS DO NOT MISS OUT ** IMMACULATE TWO BEDROOMD MODERN TERRACED ** DRIVEWAY ** ENCLOSED GARDEN WITH DECKING AND ARTIFICIAL LAWN ** DROP YOUR BAGS AND MOVE STRAIGHT IN ** FANTASTIC STARTER HOME ** Saltsman & Co Estate Agents are delighted to welcome to the open market this beautifully presented two bedroom modern terraced property, offering an excellent opportunity for first time buyers looking to take their first step onto the property ladder. Maintained to an excellent standard by the current owner, this property is ready to move straight into, allowing the next owner to settle in and enjoy from day one. Ideally positioned for convenient access to a range of local amenities, schools and colleges, together with excellent transport links including easy access to the Manchester M60 motorway network, the property is perfectly suited to those seeking a well connected and low maintenance property to purchase.

The accommodation briefly comprises an entrance hall leading to a comfortable lounge and a modern dining kitchen to the ground floor. To the first floor are two well proportioned bedrooms and modern shower room. Externally, the front of the property features a low maintenance garden and driveway providing secure off road parking with a security post, whilst to the rear is a pleasant sized garden with decking and an artificial lawn, creating an ideal space for relaxing and entertaining. Further benefits include uPVC double glazing and gas central heating. Combining immaculate presentation, practical living space and convenient surroundings, this attractive home represents an excellent opportunity for first-time buyers and those looking to downsize alike. Early internal viewing is strongly recommended to fully appreciate the high standard and living accommodation contained within.

Porch *4' 8" x 4' 8" (1.42m x 1.42m)*
Double glazed composite front entrance door opening into entrance porch. Door opening into lounge.

Lounge *14' 9" x 13' 3" (4.50m x 4.04m)*
uPVC double glazed window to the front elevation with radiator beneath. Stairs providing access to all first floor accommodation. Door providing access to kitchen diner. Light and power points.

Kitchen/Diner *8' 7" x 13' 3" (2.62m x 4.04m)*
uPVC double glazed window to the rear elevation with sink and drainer beneath. Fitted with a range of wall and base units with complementary worksurface over, with induction hob with oven beneath and extractor above. Space for free standing fridge freezer and plumbing for washing machine. Protected to splash back areas and tiled to floor. Wall mounted boiler. Radiator, light, and power points. uPVC double glazed door providing access to the rear garden.

Landing
Access to bedrooms and shower room. Light and power points.

Bedroom *11' 10" x 13' 3" (3.61m x 4.04m)*
uPVC double glazed window to the front elevation with radiator beneath. Built in wardrobes. Light and power points.

Bedroom *11' 6" x 7' 5" (3.51m x 2.26m)*
uPVC double glazed window to the rear elevation with radiator beneath. Light and power points.

Shower Room *7' 1" x 5' 7" (2.16m x 1.70m)*
uPVC double glazed window to the rear elevation. Modern double walk in glass screen shower cubicle, low level WC, and floating handwash unit. Wall mounted heated towel rail, tiled to shower area and light point.

OUTSIDE
To the front of the property is a low maintenance block paved garden and driveway for off road parking with secure parking post. To the rear of the property is a pleasant sized enclosed family garden with decking and area laid with artificial lawn.



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Energy performance certificate (EPC)

87 Stamford Square ASHTON-UNDER-LYNE OL6 6QR	Energy rating **C**	Valid until:	**28 October 2036**
		Certificate number:	**9202-1201-4006-5853-1104**

Property type	Mid-terrace house
Total floor area	58 square metres

Rules on letting this property

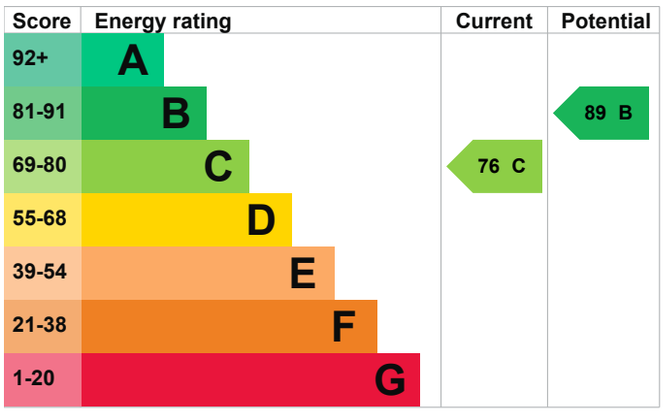
Properties can be let if they have an energy rating from A to E.

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).

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, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 156 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£671 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 4,945 kWh per year for heating
- 1,877 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	1.6 tonnes of CO2
This property's potential production	1.4 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 photovoltaic panels	£8,000 - £10,000	£220

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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)

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	07884024731
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	Quidos Limited
Assessor's ID	QUID207956
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 October 2026
Date of certificate	29 October 2026
Type of assessment	RdSAP