Saltsman & Co
Estate Agents

# £220,000

43 St Andrews Avenue, Droylsden, Manchester, M43 6BP

- THREE BEDROOMS
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- COUNCIL TAX B
- NEWLY PAINTED
- uPVC DG & GCH
- SEMI DETACHED
- MODERN KITCHEN DINER
- FREEHOLD
- EPC - C
- NEW FITTED CARPETS
- DRIVEWAY & GARAGE



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**Property Description**

** FIRST TIME BUYERS ** THREE BEDROOM SEMI DETACHED ** NO VENDOR CHAIN ** DRIVEWAY PARKING AND DETACHED GARAGE ** Saltsman and Co Estate Agents are delighted to introduce this beautifully maintained three bedroom semi detached family home, offered to the market with no vendor chain. This property has been well maintained and cared for by its current owner and has recently been refreshed with new carpets and a full repaint, making an attractive purchase for a wide range of buyers. Perfectly situated in an ideal location for families and commuters alike, with excellent access to local amenities, well regarded schools, and superb transport links, including the Manchester City Centre Metro link and nearby Manchester motorway connections. The ground floor offers a welcoming entrance hall leading to a bright, comfortable lounge and modern dining kitchen perfect for everyday living and entertaining. To the first floor are three bedrooms and a modern family bathroom. Externally, the home enjoys a low maintenance front garden and a driveway providing off-road parking and access to a detached garage. The rear garden is a lovely feature, offering a generous lawn, patio area, and attractive planted borders, creating a peaceful outdoor retreat. With uPVC double glazing and gas central heating throughout, this is a home that combines comfort, convenience and move in ready presentation. Internal viewing is strongly recommended to fully appreciate the quality and potential this property offers.

**ENTRANCE HALL**
Double glazed front entrance door opening into entrance hall. uPVC double glazed window to the front elevation. Small under stairs storage cupboard housing electric meter. Stairs providing access to all first floor accommodation and doors providing access to kitchen diner and door providing access to lounge.

**LOUNGE** *13'38 into bay x 10'90 into recess*
uPVC double glazed bay window to the front elevation with radiator beneath. Feature fire with attractive surround and hearth. Light and power points.

**KITCHEN DINER** *17'77 x 6'25*
uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over with inset four ring induction hob with oven beneath and extractor above. Plumbing for washing machine and space for fridge and freezer under counter. Tiled to splash back areas, radiator, light, and power points. Cupboard housing boiler. uPVC double glazed door providing access to the side and rear garden. uPVC double glazed patio doors providing access to the rear garden.

**LANDING**
uPVC double glazed window. Access to bedrooms and family bathroom. Loft hatch and light point.

**BEDROOM ONE** *12'20 into bay x 10'98*
uPVC double glazed window to the front elevation, radiator, light, and power points.

**BEDROOM TWO** *11'01 x 8'36*
uPVC double glazed window to the rear elevation, radiator, light, and power points.

**BEDROOM THREE** *6'54 x 6'35*
uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

**BATHROOM** *6'35 x 5'42*
uPVC double glazed window to the rear elevation. Panel bath with mixer tap shower, low level wc and pedestal hand wash. Protected to walls, wall mounted heated chrome towel rail and light point.

**OUTSIDE**
To the front of the property is a low maintenance pebbled front garden and driveway providing off road parking and access to detached garage. To the rear of the property is a pleasant sized garden with patio and area laid to lawn with attractive stocked plant and shrub borders.

Wembley
Brent Park
Holloway
Stratford
London
Richmond
Richmond Park
Kingston
Kingston Thames
New Malden
Sutbron
Mitcham
Morden
Thornton Heath
Bromley
Croydon
West Wickham
Chessington
Sutton
South Croydon
New Addington
Epsom
Purley

# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 43 St. Andrews Avenue<br>Droylsden<br>MANCHESTER<br>M43 6BP | Energy rating<br>**C** | Valid until: | **20 December 2035** |
| | | Certificate number: | **2100-8562-6050-8199-8195** |

| | |
|---|---|
| Property type | Semi-detached house |
| Total floor area | 68 square metres |

## Rules on letting this property

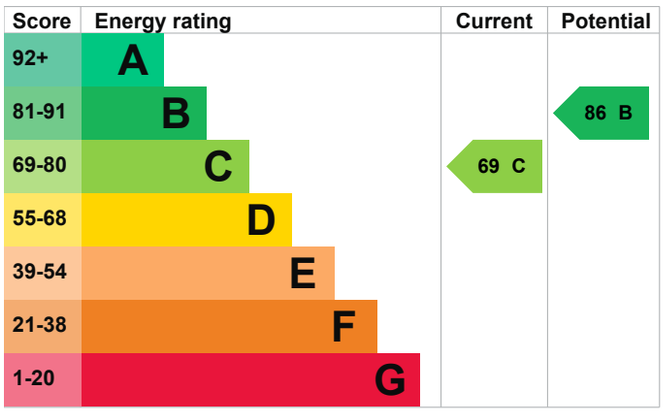
Properties can be let if they have an energy rating from A to E.

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, no insulation (assumed) | Poor |
| Roof | Pitched, 200 mm loft insulation | 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 | 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 210 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

- Cavity fill is recommended

## 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 **£994 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 £196 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 8,626 kWh per year for heating
- 2,225 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is D. 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 | 2.6 tonnes of CO2 |
| This property's potential production | 1.8 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. Cavity wall insulation** | £900 - £1,500 | £144 |
| **2. Floor insulation (solid floor)** | £5,000 - £10,000 | £52 |
| **3. Solar photovoltaic panels** | £8,000 - £10,000 | £245 |

### 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 | 18 December 2025 |
| Date of certificate | 21 December 2025 |
| Type of assessment | RdSAP |