

- THREE BEDROOMED
- LOUNGE
- FITTED KITCHEN
- DRIVEWAY PARKING
- LARGE REAR GARDEN
- NO VENDOR CHAIN

- END QUASI SEMI DETACHED
- DINING ROOM
- FAMILY BATHROOM
- COUNCIL TAX A
- DOUBLE GLAZED
- EARLY VIEWING ADVISED



Property Description

***** THREE BEDROOMED END QUASI *** SEPARATE DINING ROOM ** DRIVEWAY PARKING **** Saltsman and Co Estate agents welcome to the open market this three bedroomed end quasi semi detached property for sale with no vendor chain. This property would benefit from a programme of updating, making it an ideal purchase for any buyer looking for a property to make their own. Perfectly located to provide easy access to local amenities, popular schools, and transport connections, including the convenient Manchester City Centre metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises: entrance hall, lounge, dining room, kitchen, and bathroom to the ground floor. Three bedrooms to the first floor. To the front of the property is a low maintenance garden with block paved driveway providing off road parking. To the rear of the property is a larger than average enclosed garden with patio and area laid to lawn. This family home is uPVC double glazed. Early internal viewing is strongly advised to avoid any disappointment.

ENTRANCE HALL

uPVC double glazed front entrance door providing access to entrance hall. Wall mounted heater. Stairs providing access to first floor accommodation. light point.

LOUNGE 13'38 x 12'45

uPVC double glazed window. Fire with surround and hearth. Laminate flooring, light, and power points.

DINING ROOM 16'31 x 7'40

uPVC double glazed window with wall mounted heater beneath. Fire with surround and hearth. Laminate flooring, light, and power points.

KITCHEN 9'59 x 7'20

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 complementary worksurface. Part tiled to walls, including splashback areas. Light and power points.

BATHROOM

uPVC double glazed window to the rear elevation with heater beneath. Panel bath, low level wc and hand wash. Part tiled to walls and tiled to floor. Light point.

LANDING

Access to bedrooms. Light point.

BEDROOM ONE 12'31 x 10'07

uPVC double glazed window, fitted wardrobe, light and power points.

BEDROOM TWO 11'01 x 8'25

uPVC double glazed window, light and power points.

BEDROOM THREE 7'31 x 6'12

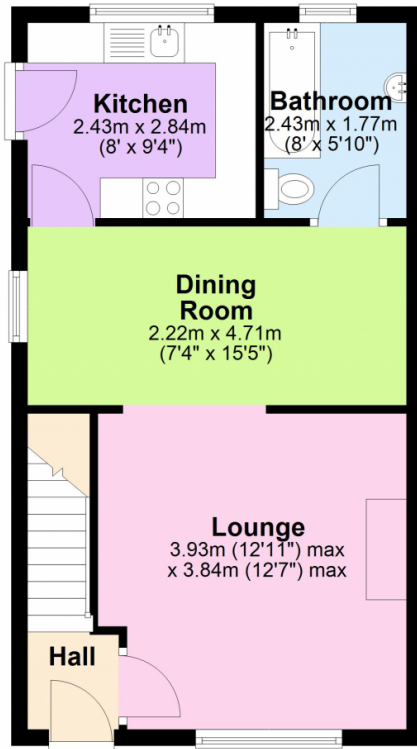
uPVC double glazed window, light and power points.

OUTSIDE

To the front of the property is a low maintenance garden with block paved driveway providing off road parking. Access gate to the side and rear garden. To the rear of the property is a larger than average enclosed garden with patio and area laid to lawn.

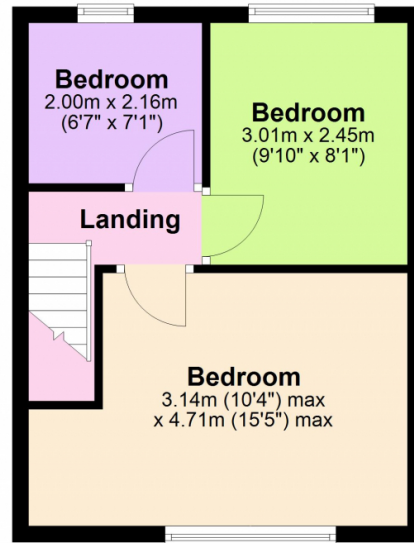
Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.



Energy performance certificate (EPC)

25 John Street
Droylsden
MANCHESTER
M43 6EZ

Energy rating

D

Valid until:

15 December 2035

Certificate number:

2190-8152-6050-3199-5191

Property type

End-terrace house

Total floor area

69 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		82 B
69-80	C		
55-68	D	61 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	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Average
Main heating control	Appliance thermostats	Good
Hot water	Gas multipoint	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 273 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 \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,233 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 £319 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.

Heating this property

Estimated energy needed in this property is:

- 8,000 kWh per year for heating
 - 1,852 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 3.5 tonnes of CO₂

This property's potential production 2.2 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. Floor insulation (suspended floor)	£5,000 - £10,000	£87
2. Condensing boiler	£3,500 - £10,000	£232
3. Solar photovoltaic panels	£8,000 - £10,000	£244

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: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- 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	07884024731
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	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	15 December 2025
Date of certificate	16 December 2025
Type of assessment	RdSAP
