

- THREE BEDROOM
- FAMILY LOUNGE
- FITTED KITCHEN
- PLEASANT SIZE BEDROOMS
- FRONT & REAR GARDENS
- COUNCIL TAX C
- uPVC DG & GCH
- DETACHED
- DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING
- LEASEHOLD 965 YEARS REMAIN
- VIEWING ADVISED



**** FAMILY BUYERS DO NOT MISS OUT ** THREE BEDROOMED DETACHED ** POPULAR RESIDENTIAL LOCATION ** DOWNSTAIRS SHOWER ROOM ** SEPARATE DINING ROOM ** FAMILY BATHROOM ** POPULAR LOCATION**
**** Saltsman and Co Estate Agents are delighted to present to the open market this beautifully maintained three bedroom detached residence, enviably positioned within one of Droylsden's most prestigious and sought after residential locations. This exceptional home has been lovingly cared for and offers an inviting blend of comfort, quality and potential, making it an ideal choice for buyers seeking a forever home in a prime setting. The property welcomes you with a bright and spacious entrance hall leading to an elegant family lounge, a well appointed dining room and a thoughtfully designed fitted kitchen, complemented by a modern ground floor shower room. The first floor hosts three generously sized bedrooms and a stylish family bathroom, providing well balanced accommodation perfectly suited to family living. Externally, the home enjoys an attractive frontage with a neatly kept lawn and a private driveway offering off road parking. To the rear, an enclosed garden provides a peaceful retreat, featuring a patio area, a well tended lawn and mature, established borders that enhance both privacy and charm.**

Further benefits include uPVC double glazing and gas central heating throughout. This is a rare opportunity to acquire a distinguished property in a highly desirable location, and internal viewing is strongly recommended to fully appreciate the standard of accommodation and lifestyle on offer.

ENTRANCE

uPVC double glazed front entrance hall opening into the entrance hall. Useful cloak cupboard. Access to ground floor accommodation.

LOUNGE 14'41 max x 12'69

uPVC double glazed window with radiator beneath. Feature fire with attractive surround. Stairs providing access to all first floor accommodation. Archway to dining area. Light and power points.

DINING ROOM 9'51 x 8'72

uPVC double glazed sliding patio doors providing access to the rear garden. Radiator, laminate flooring, light and power points. Access to kitchen.

KITCHEN 12'61 max x 11'58

Extended kitchen with uPVC double glazed window with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over with inset four ring gas hob with oven / grill beneath. Space for fridge freezer and plumbing for washing machine. Tiled to splash back areas, radiator, light and power points. uPVC double glazed door providing access to the rear garden.

SHOWER ROOM

uPVC double glazed window. Enclosed glass screen shower cubicle with wall mounted shower, low level wc and pedestal hand wash unit. Part tiled to walls, including splash back areas, wall mounted heated chrome towel rail, and light point.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE 14'25 x 9'01

uPVC double glazed window with radiator beneath. Fitted wardrobes and dresser. Light and power points.

BEDROOM TWO 10'20 x 9'00

uPVC double glazed window with radiator beneath. Fitted wardrobes and top cupboard. Light and power points.

BEDROOM THREE 9'76 x 6'42

uPVC double glazed window, radiator, laminate flooring, light, and power points. Built in storage cupboard.

BATHROOM 6'79 x 6'12

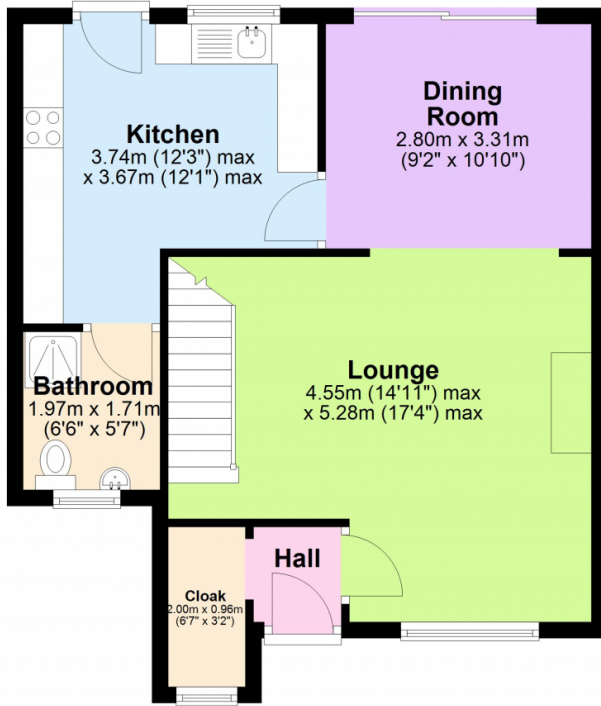
uPVC double glazed window. Panel bath with rain fall shower and modern hand wash vanity unit with floating toilet. Tiled to walls and floor, radiator and light point.

OUTSIDE

To the front of the property is an area laid to lawn with driveway providing off road parking. Access gates to the side and rear garden. To the rear of the property is an enclosed garden with patio area and area laid to lawn with well established plant and shrub borders.

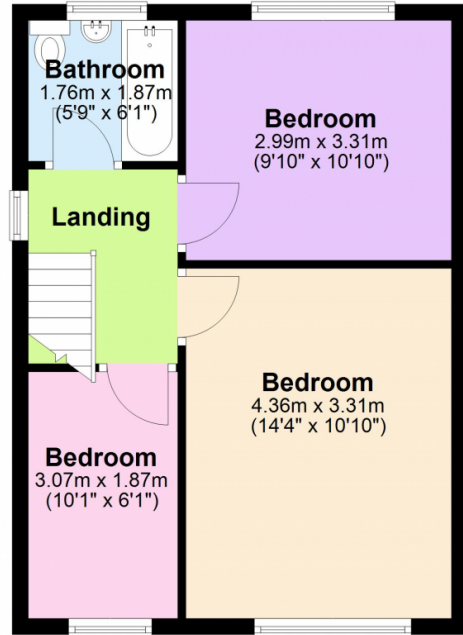
Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.5 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/herself of all measurements prior to purchase.
Plan produced using PlanUp.



Energy performance certificate (EPC)

2 Peregrine View
Droylsden
MANCHESTER
M43 7TZ

Energy rating

C

Valid until: 1 June 2036

Certificate number: 4120-0160-0619-9003-1693

Property type 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated	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
Floor	Solid, insulated (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 176 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 **£1,158 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 £76 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:

- 8,144 kWh per year for heating
 - 2,344 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. 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 2.8 tonnes of CO₂

This property's potential production 2.4 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. Floor insulation (solid floor)	£5,000 - £10,000	£76
2. Solar photovoltaic panels	£8,000 - £10,000	£250

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	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	1 June 2026
Date of certificate	2 June 2026
Type of assessment	RdSAP
