



- THREE BEDROOM MID TERRACE
- FAMILY LOUNGE
- DOWNSTAIRS WC
- FREEHOLD
- EPC C
- SPACIOUS FAMILY BATHROOM

- USEABLE LOFT SPACE
- KITCHEN DINER
- POPULAR LOCATION
- COUNCIL TAX A
- ENCLOSED REAR GARDEN
- uPVC DG & GCH



Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** THREE BEDROOM MID TERRACE WITH USEABLE LOFT SPACE ** DOWNSTAIRS WC ** FRONT AND REAR GARDENS **** Saltsman and Co Estate agents welcome to the open market this attractive three bedroomed mid terrace property with useable loft space. This property has been loved and cared for by its current owner and is ready for any buyer to move in and make their own. Perfectly located to provide easy access to local amenities, transport connections, co-op live area, and popular primary and secondary schools. Briefly, the accommodation comprises: entrance hall, lounge, dining, kitchen, downstairs WC, and conservatory to the ground floor. Three bedrooms and family bathroom to the first floor with access to usable loft space. To the front of the property is a low maintenance garden currently used for off road parking by its current owner (KERB NOT LOWERED). To the rear of the property is a pleasant, easy to maintain enclosed garden with patio and area laid to lawn with artificial lawn. This much loved family home is uPVC double glazed and warmed via gas central heating. Internal viewing is advised to fully appreciate the living accommodation contained within.

ENTRANCE HALL

uPVC double glazed front entrance door. Stairs providing access to first floor accommodation. Door providing access to lounge. Radiator, light, and power points.

LOUNGE *13'8 max x 12'11 max*

uPVC double glazed window with radiator beneath. Feature fire surround and hearth. Light and power points. Archway to kitchen diner.

KITCHEN DINER *12'42 x 9'45*

Fitted with a range of wall and base units with a complementary work surface over and matching breakfast bar. Central island with additional storage cupboards. Useful understairs pantry cupboard. Double sink and drainer unit with mixer tap. Tiled to walls, light and power points. uPVC double glazed window to conservatory. Radiator, light and power points.

CONSERVATORY *11'7 x 9'4*

uPVC double glazed windows and uPVC double glazed patio door providing access to the rear garden. Radiator, light and power points.

DOWNSTAIRS WC

Low level wc and hand wash. Light point.

LANDING

Access to bedrooms and bathroom. Access to usable loft space.

BEDROOM ONE *12'8 x 9'6*

uPVC double glazed window with radiator beneath. Fitted wardrobes provide useful storage and hanging space. Laminate flooring, light, and power points.

BEDROOM TWO *11'00 x 7'11*

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

BEDROOM THREE *9'4 x 5'10*

uPVC double glazed window with radiator beneath. Currently used as a utility room by the current owner with plumbing for washing machine and space for dryer with work surface over. Wall mounted boiler, light, and power points.

BATHROOM *7'6 x 7'5*

Spacious family bathroom with uPVC double glazed window with radiator beneath. Fitted with a panel bath, low level wc, and vanity hand wash with storage cupboards beneath. Part tiled to walls and light point.

LOFT SPACE *15'8 x 9'11*

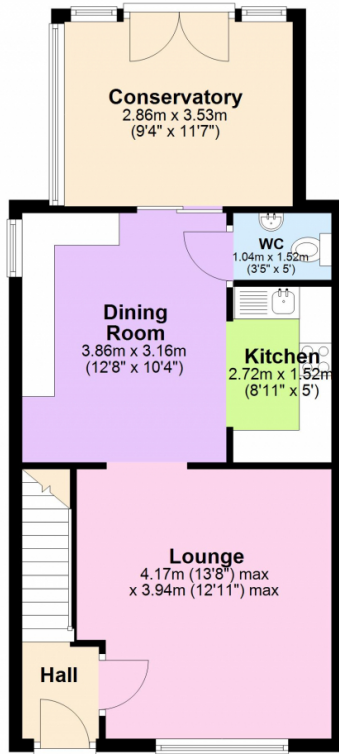
Velux window to the ceiling. Light and power points.

OUTSIDE

To the front of the property is a low maintenance garden currently used for off road parking by the current owner (KERB NOT LOWERED). To the rear of the property is an enclosed garden with patio and area laid with artificial lawn. Garden shed.

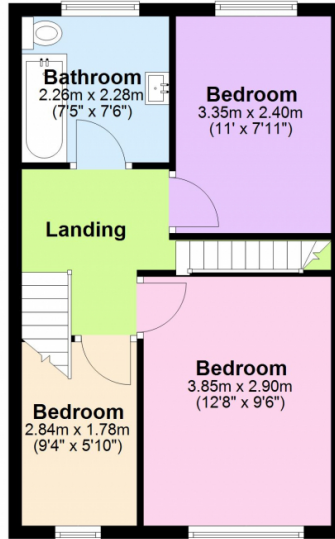
Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



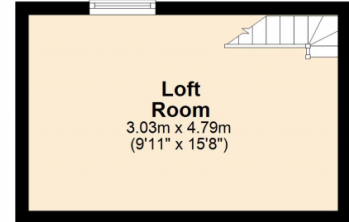
First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Second Floor

Approx. 14.5 sq. metres (156.2 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)

26 High Bank Road
Droylsden
MANCHESTER
M43 6ET

Energy rating

C

Valid until: 4 May 2036

Certificate number: 0120-0159-0574-4005-1643

Property type: Mid-terrace house

Total floor area: 89 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		81 B
69-80	C	70 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, insulated (assumed)	Average
Roof	Flat, insulated	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
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	Suspended, no insulation (assumed)	N/A
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 184 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

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 **£1,245 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 £53 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:

- 10,081 kWh per year for heating
 - 2,415 kWh per year for hot water
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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 3.0 tonnes of CO₂

This property's potential production 2.6 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	£53
2. Solar photovoltaic panels	£8,000 - £10,000	£252

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	4 May 2026
Date of certificate	5 May 2026
Type of assessment	RdSAP
