



Saltzman & Co
Estate Agents

Offers in the region of £240,000
2 Victoria Farm, Armadale Road, Dukinfield, SK16 4BD



- Stone built semi
- Ideal for families or FTB
- Off Road Parking
- enclosed rear garden
- Freehold
- uPVC DG & GCH

- Generous Dining Kitchen
- 3 Good sized Bedrooms
- Spacious Living Space
- Council Tax B
- EPC grade D
- Early viewing advised



Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** CHARACTER PROPERTY MIX WTH MODERN DAY LIVING ** THREE BEDROOM SEMI DETACHED ** OFF ROAD PARKING**** Saltsman and Co Estate Agents are delighted to present to the open market this charming stone built, cottage style semi detached family home, beautifully combining timeless character with the practicality and comfort of modern family living.

Steeped in traditional appeal, this attractive home offers spacious and well maintained accommodation arranged over two floors, making it an excellent choice for families, first time buyers and those looking for a character property that is ready to move straight into. The combination of period inspired features, generous proportions and a desirable setting creates a home with an abundance of warmth and personality. The ground floor provides a welcoming entrance porch leading into a comfortable lounge, together with a well appointed kitchen. To the first floor are three well proportioned bedrooms and a family bathroom, providing versatile accommodation to suit modern family life. Externally, the property continues to impress, with a low-maintenance frontage creating an attractive approach, whilst to the rear is a fully enclosed private garden with off-road parking, offering an ideal space for outdoor entertaining, children to play, or simply enjoying some well earned relaxation. The property is further complemented by uPVC double glazing and gas central heating, whilst its enviable location provides excellent access to a range of local amenities, highly regarded schools and convenient transport links. Offering an appealing combination of character, space, practicality and superb potential, this delightful home is sure to attract considerable interest. An internal inspection is essential to fully appreciate the charm, accommodation and lifestyle this wonderful property has to offer.

PORCH 6' X 3'

With uPVC double glazed window to front stable style door to:

RECEPTION ROOM 14' X 14'

uPVC double glazed windows, featured fireplace with inset fire and gas central heating radiator.

KITCHEN/DINER 19' X 11'

With uPVC double glazed door, fitted range of wall mounted units with work tops, inset stainless steel sink unit and drainer with mixer taps, plumbed for automatic washer, gas central heating radiator, space for cooker and dining table.

LANDING

With doors leading too:-

BEDROOM 1 12' X 12'

uPVC double glazed window, radiator

BEDROOM 2 12' X 10'

uPVC double glazed window and a radiator.

BEDROOM 3 10' X 8'

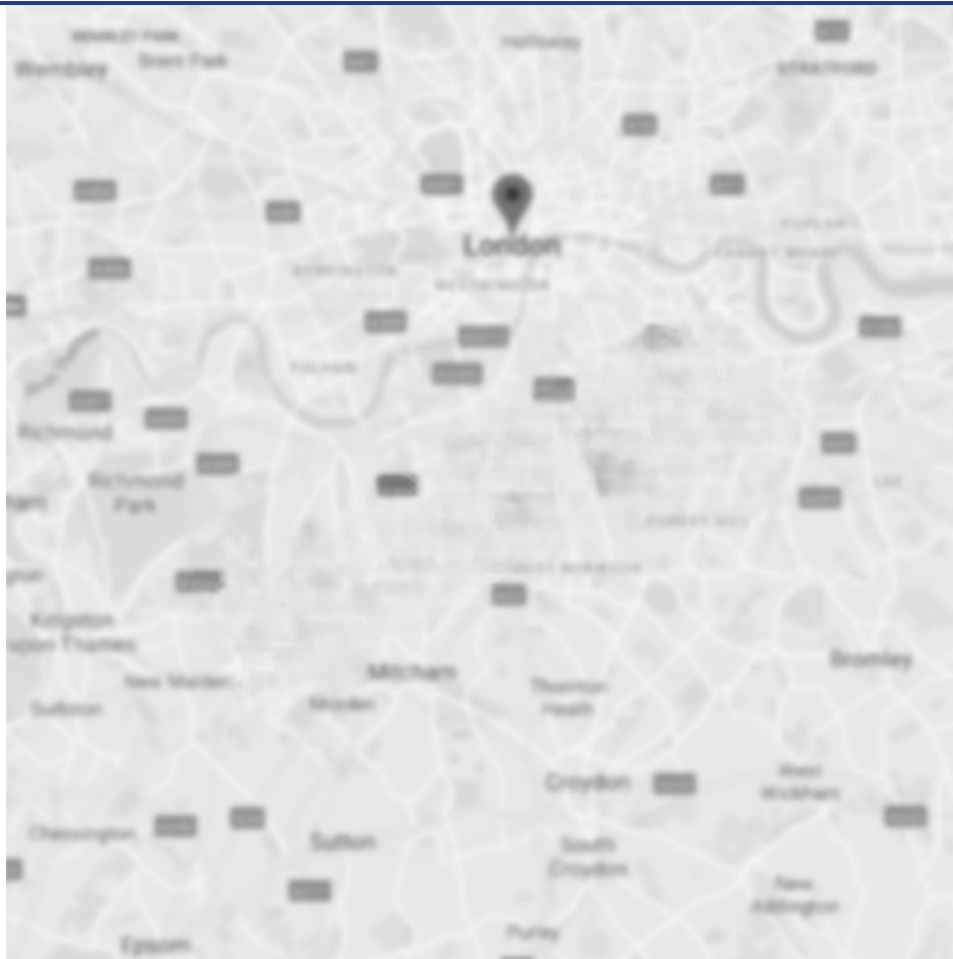
uPVC double glazed window and a radiator

BATHROOM SUITE 9' X 5'

Comprising uPVC double glazed window, radiator, free standing roll top bath with shower, wash hand basin, low level toilet, tiled walls and floor with heated towel rail.

EXTERNALLY

Low maintenance front garden with double gates leading to driveway with parking for several vehicles, Garden to rear with access gate.



Energy performance certificate (EPC)

2 Victoria Farm
Armadale Road
DUKINFIELD
SK16 4BD

Energy rating

D

Valid until:

18 November 2034

Certificate number:

9300-2681-0490-2294-3425

Property type

Semi-detached house

Total floor area

96 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		87 B
69-80	C		
55-68	D	64 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	Sandstone or limestone, as built, no insulation (assumed)	Very 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	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 257 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£1,370 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 £541 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2024** 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:

- 14,636 kWh per year for heating
 - 2,224 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. 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 4.3 tonnes of CO₂

This property's potential production 1.5 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. Internal wall insulation	£4,000 - £14,000	£421
2. Floor insulation (suspended floor)	£800 - £1,200	£76
3. Solar water heating	£4,000 - £6,000	£43
4. Solar photovoltaic panels	£3,500 - £5,500	£406

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: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- 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	Kevin Scott
Telephone	01384471675
Email	epc@legalbricks.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024270
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	19 November 2024
Date of certificate	19 November 2024
Type of assessment	RdSAP
