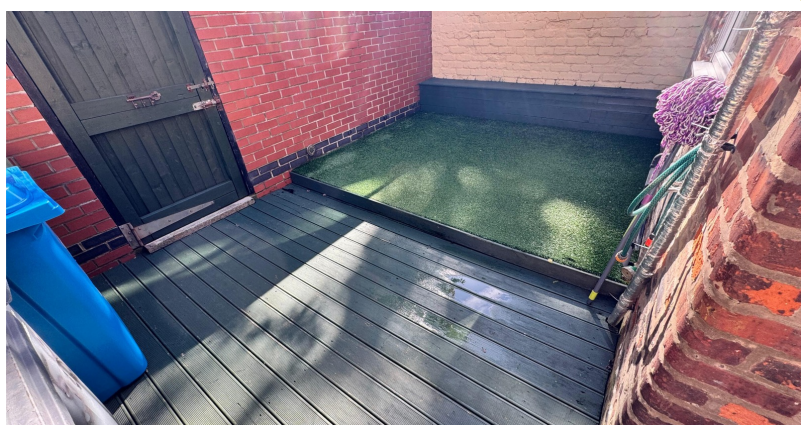




Saltzman & Co
Estate Agents

Offers in the region of £210,000
58 Seymour Road South, MANCHESTER, M11 4PR



- THREE BEDROOMED
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- EPC C
- COUNCIL TAX A
- uPVC DG & GCH

- BAY FRONTED MID TERRACE
- DOWNSTAIRS SHOWER
- FAMILY BATHROOM
- FREEHOLD
- ENCLOSED REAR YARD



**** LARGER THAN AVERAGE ** THREE BEDROOMED MID TERRACE ** NO VENDOR CHAIN ** TWO RECEPTION ROOMS ** DOWNSTAIRS SHOWER WETROOM ** UPSTAIRS FAMILY BATHROOM **** Saltsman & Co Estate Agents are delighted to welcome to the open market this larger than average two bedroomed, bay fronted mid terraced family home, offered for sale with the significant advantage of no vendor chain.

Providing generous and versatile living accommodation throughout, this attractive property has been well cared for and maintained by its current owner and is ready for a new purchaser to move straight in and make their own. The spacious layout provides excellent accommodation for modern family living, with well proportioned reception rooms offering flexibility for both everyday life and entertaining. Ideally positioned for families, the property enjoys convenient access to a range of local amenities, popular primary and secondary schools, and excellent transport connections. The rear aspect is particularly appealing, enjoying pleasant views towards Seymour Road Park, providing an attractive outlook and a lovely sense of space. The accommodation briefly comprises an entrance vestibule leading into the welcoming entrance hall, a spacious lounge, separate dining room, fitted kitchen and shower wet room to the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property benefits from a low maintenance forecourt garden to the front, whilst to the rear is a pleasant sized enclosed yard, providing a useful private outdoor space for relaxing or entertaining. Further benefits include uPVC double glazing and gas central heating. **With its generous proportions, versatile living accommodation, family friendly location and no vendor chain, this is a property that is sure to appeal to a wide range of buyers. An early internal viewing is highly recommended to fully appreciate the space and accommodation on offer.**

VESTIBULE

Double glazed composite front entrance door. Part tiled walls. Door to hallway.

HALLWAY

Stairs to first floor accommodation. Radiator, light, and power points. Doors to lounge and dining room.

LOUNGE *4.6m into bay x 3.9m into chimney breast recess*

uPVC double glazed bay window to the front elevation. Gas and electric meter cupboards. Radiator, laminate flooring, light and power points.

DINING ROOM *5.2m max into chimney breast recess and understairs recess x 4.2m max into window recess*

uPVC double glazed window. Radiator, laminate flooring, light and power points.

KITCHEN *5.4m x 3.1m max*

uPVC double glazed windowss . Fitted with wall and base units with worksurface over, with inset stainless steel sink and drainer unit. Breakfast bar. Inset four ring gas hob with oven beneath. Plumbing for washing machine and space for fridge freezer. Wall mounted boiler. tiled to splash back areas. Wall mounted boiler, light and power points. uPVC double glazed window providing access to the rear yard.

SHOWER WET ROOM

White suite comprising: wall mounted shower unit, wall mounted hand basin, and low level toilet. Part tiled walls and light point.

LANDING

Access to bedrooms and bathroom. Light and power points.

BEDROOM ONE *5.2m into chimney breast recess x 3.8m*

Two uPVC double glazed windows to the front, radiator, light and power points.

BEDROOM TWO *3.7m x 3.4m into chimney breast recess*

uPVC double glazed window, radiator, light and power points.

BEDROOM THREE *4.1m max x 3.5m into chimney breast recess*

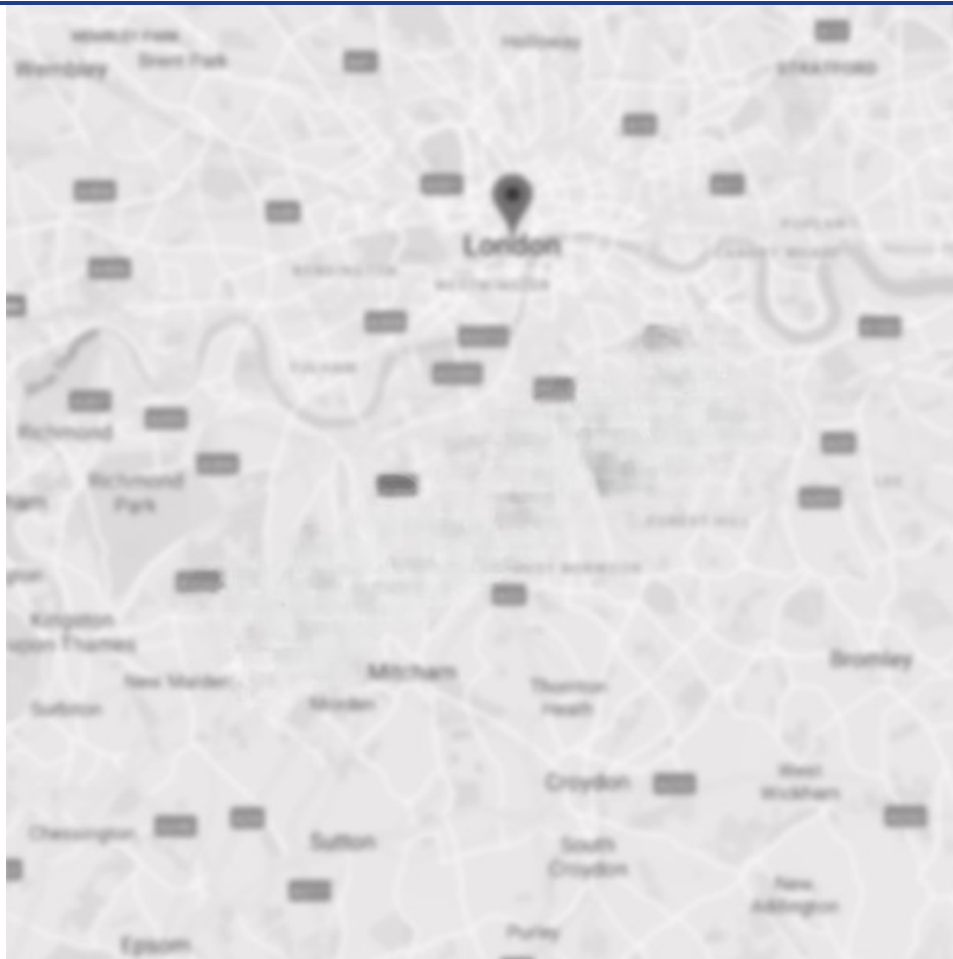
uPVC double glazed window, radiator, light and power points.

BATHROOM

uPVC double glazed window, panel bath, low level wc and hand wash unit. Tiled to splash back areas. Useful storage cupboard. Radiator and light point.

OUTSIDE

To the front of the property is a low maintenance paved forecourt garden. To the rear of the property is an enclosed yard with decking and area laid with artificial lawn.



Energy performance certificate (EPC)

58 Seymour Road South
MANCHESTER
M11 4PR

Energy rating

C

Valid until:

6 July 2032

Certificate number:

0667-3018-1203-6492-0204

Property type

Mid-terrace house

Total floor area

119 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		85 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	Average
Wall	Solid brick, 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 189 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£830 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 £175 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 13,106 kWh per year for heating
 - 2,055 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 4.0 tonnes of CO2

This property's potential production 2.1 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	£110
2. Floor insulation (suspended floor)	£800 - £1,200	£39
3. Solar water heating	£4,000 - £6,000	£25
4. Solar photovoltaic panels	£3,500 - £5,500	£315

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)

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	John Quinn
Telephone	0161 301 5441
Email	johnquinn221251@hotmail.com

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/009058
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 July 2022
Date of certificate	7 July 2022
Type of assessment	RdSAP
