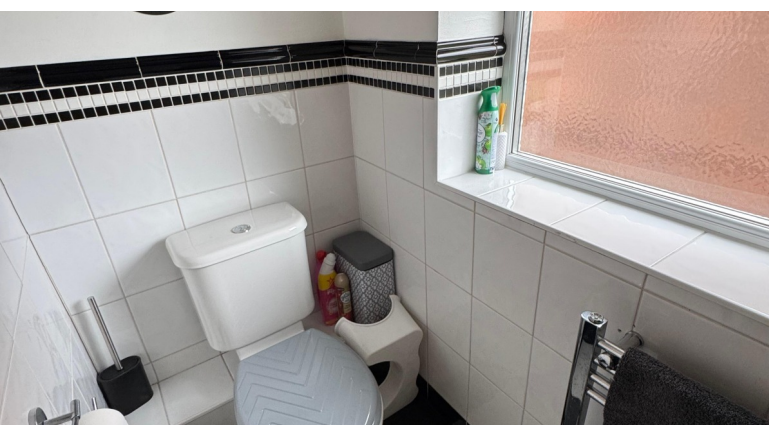




Saltsman & Co
Estate Agents

£265,000

115 North Road, Audenshaw, Manchester, M34 5RJ



- THREE BEDROOM
- SEMI DETACHED
- MODERN FITTED KITCHEN
- THREE PIECE BATHROOM
- DRIVEWAY PARKING
- EPC GRADE E
- uPVC DG & GCH

- DOUBLE EXTENDED
- FAMILY LOUNGE
- POPULAR RESIDENTIAL LOCATION
- FRONT & REAR GARDENS
- FREEHOLD
- COUNCIL TAX B
- VIEWING ADVISED



Property Description

**** FIRST TIME BUYERS DO NOT MISS OUT** THREE BEDROOMED EXTENDED SEMI DETACHED ** POPULAR AUDENSHAW LOCATION ** DRIVEWAY PARKING **** Saltsman and Co Estate Agents welcome to the open market this spacious three bedroomed extended quasi semi detached. This property has been well cared for and maintained by its current owner and is ready for any buyer to move straight into and make their own. Situated in one of Audenshaws most popular residential locations this property is perfectly located to allow easy access to local amenities, transport connections including Manchester City Centre Metro link and Manchester M60 motorway junctions. Briefly the accommodation comprises; entrance porch, entrance hall, lounge and kitchen diner to the first floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance garden with driveway providing off road parking. To the rear of the property is a pleasant sized enclosed family garden with patio and area laid to lawn. Internal viewing is strongly recommended fully appreciate the generous living accommodation contained within.

ENTRANCE PORCH

uPVC double glazed front entrance door opening into entrance hall. uPVC double glazed windows to the side elevation. Door providing access to entrance hall.

ENTRANCE HALL

Access to all ground floor accommodation. Stairs providing access to all first floor accommodation. Radiator and light point.

LOUNGE *15'9 x 9'10*

uPVC double glazed window to the front elevation with radiator beneath. Feature wall, light and power points. Door providing access to kitchen diner.

KITCHEN DINER *14'2 x 13'8*

uPVC double glazed window to the rear elevation with sink and drainer beneath. Fitted with a comprehensive range of wall and base units with matching island. Four ring gas hob and oven. Plumbing for washing machine and space for free standing fridge freezer. Intergrated wine cooler to island. Tiled to splash back areas and laminate flooring. Radiator, light and power points. uPVC double glazed patio doors providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. Loft hatch, light and power points.

BEDROOM ONE *14'2 x 10'3 max*

uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

BEDROOM TWO *12'7 x 6'10*

uPVC double glazed window to the rear elevation with radiator beneath. Light and power points.

BEDROOM THREE *9'4 x 6'8*

uPVC double glazed window to the rear elevation with radiator beneath. Light and power points.

BATHROOM *8'4 x 5'7*

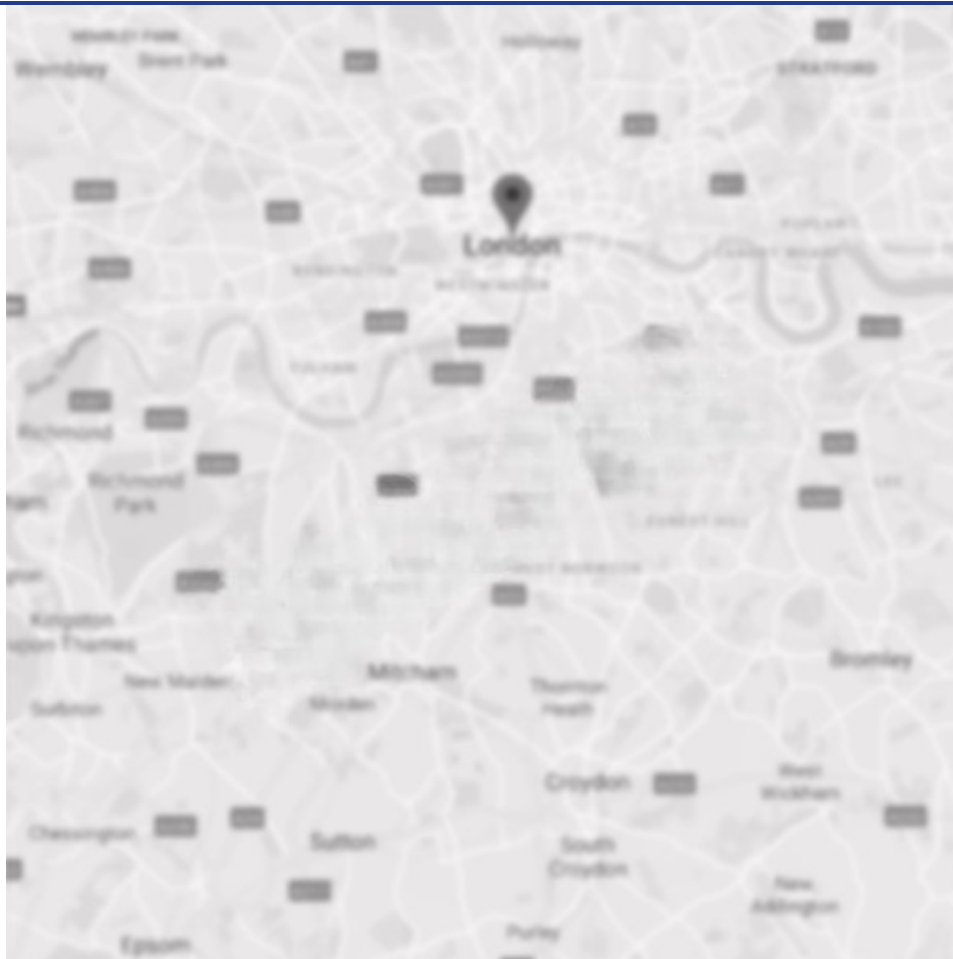
Panel bath and hand wash basin. Tiled to walls and floor. Wall mounted heated towel rail and light point.

WC *6'1 x 2'9*

uPVC double glazed window. Low level wc and wall mounted heated chrome towel rail. Part tiled to walls and light point.

OUTSIDE

To the front of the property is a low maintenance garden with driveway providing off road parking. To the rear of the property is a pleasant sized enclosed family garden with patio and area laid to lawn.



Energy performance certificate (EPC)

115, North Road
Audenshaw
MANCHESTER
M34 5RJ

Energy rating

E

Valid until:

30 January 2030

Certificate number:

0162-2880-7895-2870-4665

Property type

Semi-detached house

Total floor area

78 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 E. 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		
55-68	D		
39-54	E	46 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, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
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 425 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended



How this affects your energy bills

An average household would need to spend **£1,208 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 £546 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 12,191 kWh per year for heating
 - 3,447 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. 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 5.9 tonnes of CO₂

This property's potential production 2.0 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. Flat roof or sloping ceiling insulation	£850 - £1,500	£40
2. Cavity wall insulation	£500 - £1,500	£88
3. Floor insulation (suspended floor)	£800 - £1,200	£55
4. Hot water cylinder thermostat	£200 - £400	£91
5. Heating controls (TRVs)	£350 - £450	£38
6. Condensing boiler	£2,200 - £3,000	£195
7. Solar water heating	£4,000 - £6,000	£40
8. Solar photovoltaic panels	£3,500 - £5,500	£298

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	Michael Akers
Telephone	07884 024 731
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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 January 2020
Date of certificate	31 January 2020
Type of assessment	RdSAP
