



- THREE BEDROOMED
- DINING AREA
- FAMILY BATHROOM
- POPULAR LOCATION
- COUNCIL TAX B
- FRONT & REAR GARDENS

- EXTENDED SEMI DETACHED
- FITTED KITCHEN
- WELL PRESENTED
- FREEHOLD
- DRIVEWAY PARKING
- uPVC DG & GCH







## Property Description

**\*\* FAMILY BUYERS \*\* THREE BEDROOMED EXTENDED SEMI DETACHED \*\* SEPARATE DINING AREA \*\* DRIVEWAY PARKING \*\***

Saltsman and Co estate agents welcome to the open market this attractive three bedroomed semi detached family home. This property has been well cared for and maintained by its current owners and is ready for any buyer to move straight into and make their own. Perfectly located to provide easy access to local amenities, transportation connections, and popular primary/secondary schools. Briefly, the accommodation comprises; entrance hall, lounge, dining room, and kitchen to the ground 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 decorative patio and area laid to lawn with stocked plant and shrub borders. This warm and welcoming family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate.

### **LOUNGE** 15'8 x 12'4

uPVC double glazed window to the front elevation. Feature fire with attractive surround. Radiator, wood laminate flooring, light, and power points.

### **DINING AREA** 18'3 x 8'9

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

### **KITCHEN** 8'10 x 8'6

uPVC double glazed window to the side elevation with sink and drainer beneath. uPVC double glazed window to the rear elevation. Fitted with a comprehensive range of wall and base units with complementary work surface over with inset four ring gas hob with oven/grill beneath and extractor above. Plumbing for washing machine and space for fridge freezer. Protected to splash back area, tiled to floor, light and power points.

### **LANDING**

Access to bedrooms and bathroom.

### **BEDROOM** 12'0 x 11'2

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

### **BEDROOM** 11'2 x 9'10

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

### **BEDROOM** 8'7 x 6'10

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

### **BATHROOM** 6'10 x 5'8

uPVC double glazed window. Panel bath, low level wc and handwash vanity unit. Tiled to walls and tiled to floor. Radiator and light point.

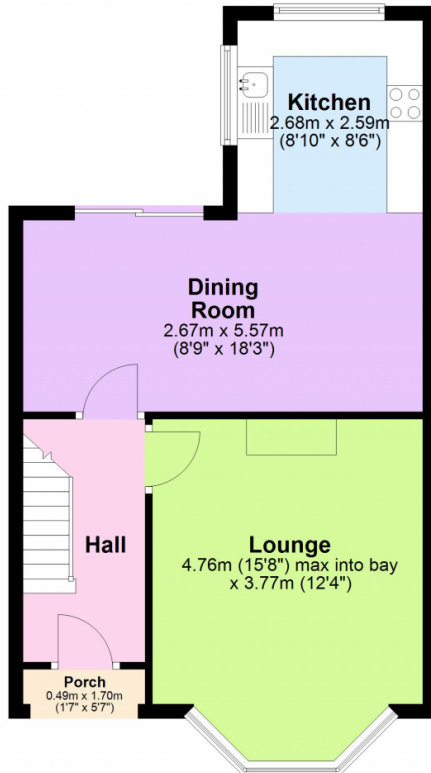
### **OUTSIDE**

To the front of the property is a low maintenance garden with a driveway for off road parking. To the rear of the property is a pleasantly sized family garden with decorative patio area and area laid to lawn with stocked plant and shrub borders.



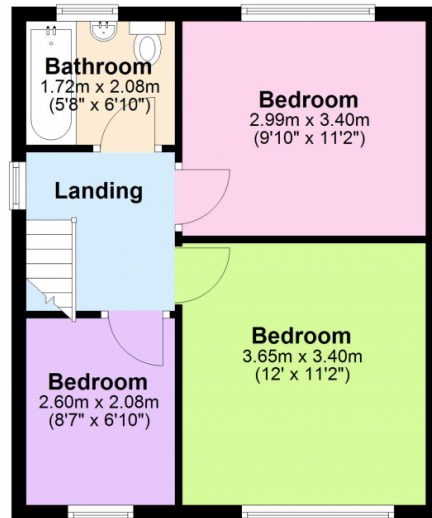
## Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.3 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/her self of all measurements prior to purchase.

Plan produced using PlanUp.



# Energy performance certificate (EPC)

12 Shelley Grove  
Droylsden  
MANCHESTER  
M43 7YG

Energy rating

**D**

Valid until: 27 January 2036

Certificate number: 2100-6769-5060-8102-3125

Property type Semi-detached house

Total floor area 82 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 C.

[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		
69-80	C		79 C
55-68	D	63 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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
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	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 226 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

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## Smart meters

This property had **smart meters for gas and electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

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## How this affects your energy bills

An average household would need to spend **£1,369 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 £229 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.

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## Heating this property

Estimated energy needed in this property is:

- 10,588 kWh per year for heating
  - 2,163 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.3 tonnes of CO<sub>2</sub>

This property's potential production 2.4 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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. Cavity wall insulation	£900 - £1,500	£155
2. Floor insulation (suspended floor)	£5,000 - £10,000	£75
3. Solar photovoltaic panels	£8,000 - £10,000	£266

## 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:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- 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	07884024731
Email	<a href="mailto:info@hfl.co.uk">info@hfl.co.uk</a>

### 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	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	27 January 2026
Date of certificate	28 January 2026
Type of assessment	<a href="#">RdSAP</a>

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