



Saltzman & Co
Estate Agents

Offers in excess of £299,950
64 Bridgewater Wharf, Droylsden, Manchester,
Lancashire, M43 7ZA



- THREE BEDROOM
- DOWNSTAIRS WC
- MODERN KITCHEN DINER
- FAMILY BATHROOM
- CLOSE TO AMENITIES
- POPULAR RESIDENTIAL LOCATION

- TOWN HOUSE
- FAMILY LOUNGE
- SPACIOUS BEDROOMS
- ENSUITE SHOWER ROOM
- GREAT TRANSPORT LINKS
- uPVC DG & GCH



Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** THREE BEDROOMED MID TOWN HOUSE ** DOWNSTAIRS WC ** ENSUITE SHOWER ROOM ** DRIVEWAY PARKING **** Saltsman and Co Estate Agents welcome to the open market this well presented three bedroomed mid town house. This property has been well cared for and maintained by its current owner and is ready for any buyer to move into and make their own, making it an attractive purchase for a wide range of buyers. Perfectly located to provide easy access to local amenities, popular schools, and transport connections, including the convenient Manchester City Centre Metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises: entrance hall, family lounge, modern kitchen diner and wc to the ground floor. To the first floor is two double bedrooms and a modern bathroom. Master bedroom with ensuite shower room to the second floor. To the front of the property is a low maintenance garden with block paved driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn. Garden Shed. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the generous living accommodation contained within.

ENTRANCE HALL

Front entrance door opening into entrance hall. Access to ground floor accommodation and stairs providing access to first floor accommodation. Radiator, laminate flooring, and light point.

LOUNGE 16'08 x 9'80

uPVC double glazed window to the front elevation with radiator beneath. Laminate flooring, light and power points.

DOWNSTAIRS WC

Low level wc and pedestal handwash basin. Radiator, laminate flooring, and light point.

KITCHEN DINER 14'00 x 13'41 max

L- Shaped kitchen diner with uPVC double glazed window to the rear elevation with double stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complimentary work surface over with inset four ring gas hob with oven/grill beneath. Plumbing for washing machine and plumbing for dishwasher. Space for a free standing fridge freezer. Part tiled to walls and splash back areas. Radiator, laminate flooring, light and power points. uPVC double glazed patio doors providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. Radiator, light, and power points. Stairs providing access to second floor.

BEDROOM 13'56 x 10'97

Two uPVC double glazed windows. Radiator, light, and power points.

BEDROOM 13'43 x 12'96

Two uPVC double glazed windows. Radiator, light, and power points.

BATHROOM 7'13 x 6'25

Panel bath with mixer tap shower, low level wc and pedestal hand wash basin. Part tiled to walls, wall mounted heated towel rail, and light point.

SECOND FLOOR

Access to bedroom.

BEDROOM 16'66 x 9'83

Velux window to ceiling. Storage cupboard. Radiator, light, and power points. Door to ensuite shower room.

ENSUITE SHOWER 13'43 x 9'06

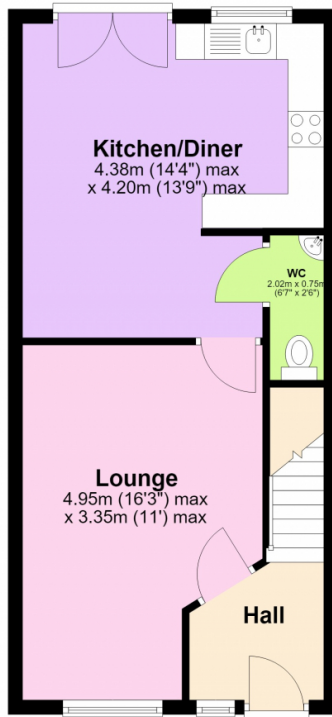
uPVC double glazed window. Low level wc, enclosed glass screen shower cubicle, and pedestal hand wash basin. Tiled to splash back areas. Wall mounted heated towel rail and light point.

OUTSIDE

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

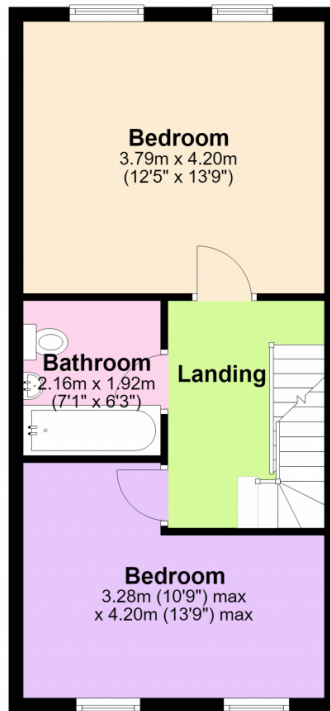
Ground Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



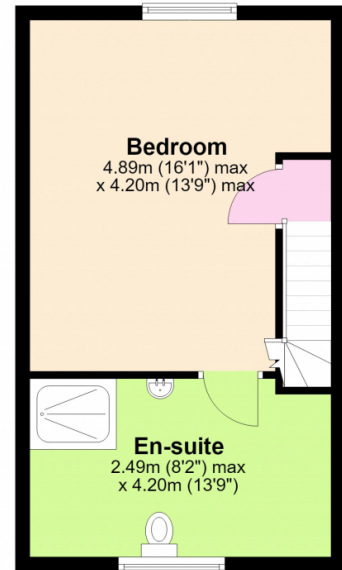
First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Second Floor

Approx. 31.4 sq. metres (337.9 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)

64, Bridgewater Wharf
Droylsden
MANCHESTER
M43 7ZA

Energy rating

B

Valid until:

2 May 2027

Certificate number:

0878-6074-7395-5513-5960

Property type

Mid-terrace house

Total floor area

109 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 B. It has the potential to be A.

[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		93 A
81-91	B	85 B	
69-80	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
Walls	Average thermal transmittance 0.24 W/m²K	Very good
Roof	Average thermal transmittance 0.18 W/m²K	Good
Floor	Average thermal transmittance 0.16 W/m²K	Very good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, plus solar	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 7.4 m³/h.m² (as tested)	Average
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating

Primary energy use

The primary energy use for this property per year is 79 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£431 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 4,093 kWh per year for heating
 - 2,266 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

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 1.5 tonnes of CO₂

This property's potential production 0.7 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. Solar photovoltaic panels	£5,000 - £8,000	£251

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	Paul Goddard
Telephone	0161 7757770
Email	info@eco-survey.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/005113
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	3 May 2017
Date of certificate	3 May 2017
Type of assessment	SAP
