



**Saltzman & Co**  
Estate Agents

**£269,500**  
214 Lumb Lane, Audenshaw, Manchester, Lancashire, M34  
5RX



- TWO BEDROOM
- SPACIOUS LOUNGE
- FRONT & REAR GARDENS
- uPVC DG & GCH
- FREEHOLD
- GREAT TRANSPORT CONNECTIONS
- uPVC DG & GCH

- DETACHED
- POPULAR LOCATION
- DRIVEWAY PARKING
- COUNCIL TAX C
- CLOSE TO AMENITIES
- NO VENDOR CHAIN
- EARLY VIEWING ADVISED





## Property Description

**\*\*TWO BEDROOMED DETACHED \*\* NO VENDOR CHAIN\*\* HIGHLY REGARDED AUDENSHAW LOCATION\*\* GARAGE\*\* FRONT AND REAR GARDENS\*\*** Saltsman and Co Estate Agents are delighted to present to the open market this two bedroom detached, offered for sale with no vendor chain. Occupying a prime position in one of Audenshaw's most sought after residential locations, this attractive home offers fantastic potential for buyers looking for a property to tailor to their own tastes. The accommodation briefly comprises an entrance hall, new fitted kitchen, spacious family lounge, adapted ground floor bathroom. To the first floor are two generous double bedrooms, providing well-proportioned living accommodation throughout. Externally, the property enjoys a low-maintenance front garden with a lawned area, together with a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden featuring a patio seating area and lawn, offering an ideal space for relaxing, entertaining and family enjoyment. Ideally positioned for convenient access to a wide range of local amenities, excellent transport links including the Metrolink providing direct access to Manchester City Centre, and nearby motorway connections, the property also falls within the catchment area for highly regarded primary and secondary schools. Further benefits include uPVC double glazing and gas central heating. Offering endless potential in a highly desirable location, this is a fantastic opportunity for buyers seeking a detached home they can modernise to their own specification. Early internal viewing is strongly recommended to fully appreciate the accommodation and potential on offer.

### ENTRANCE HALL

Front entrance door opening into spacious entrance hall. Radiator, light and power points. Useful understairs storage cupboard. Access to all ground floor accommodation and stairs providing access to first floor accommodation

### KITCHEN 17'00 x 8'51

uPVC double glazed window to the front elevation and uPVC double glazed window to the side elevation with stainless steel sink and drainer unit. Fitted with modern wall and base units with worksurface over with inset hob with oven beneath. Space for fridge freezer and washing machine. Light and power points. uPVC double glazed door providing access to the side and rear garden.

### LOUNGE 12'17 x 16'61 max

Two uPVC double glazed windows to the rear elevation. Ceramic fire surround and hearth. Two radiators, light and power points.

### BATHROOM

uPVC double glazed window to the side elevation. Low level wc, pedestal hand wash basin and walk in adapted bath with wall mounted mixer tap shower. Part tiled to walls, radiator and light point

### GARAGE

Accessed via an up and over door. Light and power points

### LANDING

Useful storage area. Access to bedrooms, light, and power points

### BEDROOM ONE 16'43 x 9'94

uPVC double glazed window to the front elevation. Radiator, light and power points.

### BEDROOM TWO 12'89 x 9'91

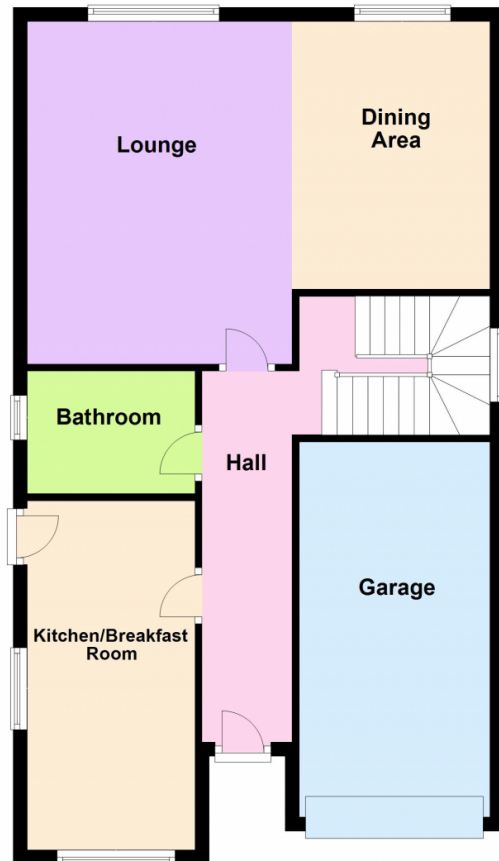
uPVC double glazed window to the rear elevation. Radiator, light and power points.

### OUTSIDE

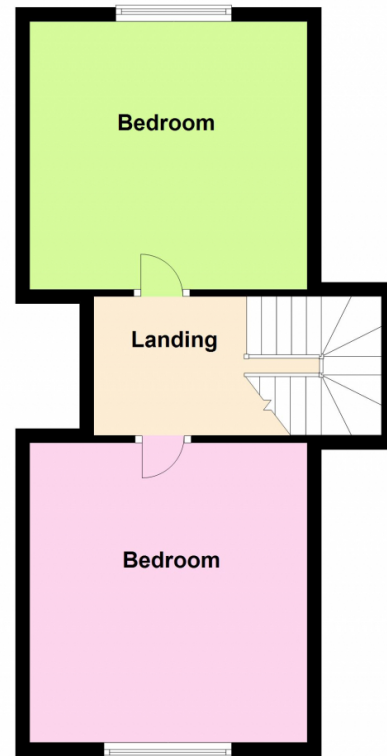
To the front of the property is a low maintenance garden with area laid to lawn with driveway providing off road parking and access to garage. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn.



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

214 Lumb Lane  
Audenshaw  
MANCHESTER  
M34 5RX

Energy rating

**D**

Valid until: **23 October 2034**

Certificate number: **2190-2550-8040-1199-2121**

Property type: Detached house

Total floor area: 103 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 83 <b>B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | 61 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

# 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   |
| Roof                 | Roof room(s), limited insulation (assumed) | Poor      |
| 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 272 kilowatt hours per square metre (kWh/m2).

---

## How this affects your energy bills

An average household would need to spend **£1,540 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 £532 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:

- 17,002 kWh per year for heating
  - 2,248 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 5.0 tonnes of CO2

This property's potential production 2.2 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. Room-in-roof insulation            | £1,500 - £2,700           | £377                  |
| 2. Floor insulation (suspended floor) | £800 - £1,200             | £108                  |
| 3. Solar water heating                | £4,000 - £6,000           | £47                   |
| 4. Solar photovoltaic panels          | £3,500 - £5,500           | £438                  |

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency)

## 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@hfill.co.uk">info@hfill.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     | 22 October 2024       |
| Date of certificate    | 24 October 2024       |
| Type of assessment     | <a href="#">RdSAP</a> |

---