



Saltzman & Co
Estate Agents

Guide price £210,000
75 Pioneer Street, Manchester, Lancashire, M11 4FR



- THREE BEDROOMED
- NO VENDOR CHAIN
- FITTED KITCHEN
- PAVED REAR GARDEN
- COUNCIL TAX A
- uPVC DG & GCH

- MID TERRACE
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- FREEHOLD
- EPC C
- EARLY VIEWING ADVISED

Property Description

**** FIRST TIME BUYERS DO NOT MISS OUT ** THREE BEDROOMED MID TERRACE ** NO VENDOR CHAIN ** GREAT TRANSPORT CONNECTIONS **** Saltsman and Co Estate Agents welcome to the open market this recently updated three bedroom mid terrace property for sale with no vendor chain. This property is ready for any buyer to move straight into and make their own, making it an attractive purchase for a wide range of buyers. This family home is ideally located to provide easy access to local amenities, transport connections and popular schools. Briefly, the accommodation comprises: entrance hall, lounge, and kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. To both the front and rear are low maintenance gardens. This family home is uPVC double glazed and warmed via gas central heating. Early internal viewing is strongly advised.

ENTRANCE HALL

Front entrance door opening into entrance hall. Stairs providing access to all first floor accommodation. Doors providing access to ground floor accommodation. Radiator, light, and power points.

KITCHEN

uPVC double glazed window with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary worksurface over with inset four ring electric hob with oven beneath. Plumbing for washing machine. Space for free standing fridge freezer. Wall mounted boiler, tiled to splash back areas, light and power points.

LOUNGE

uPVC double glazed windows to the rear elevation and uPVC double glazed patio door providing access to the rear garden. Radiator, light, and power points.

LANDING

Access to bedrooms and bathroom. Light and power points.

BEDROOM ONE

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

BEDROOM TWO

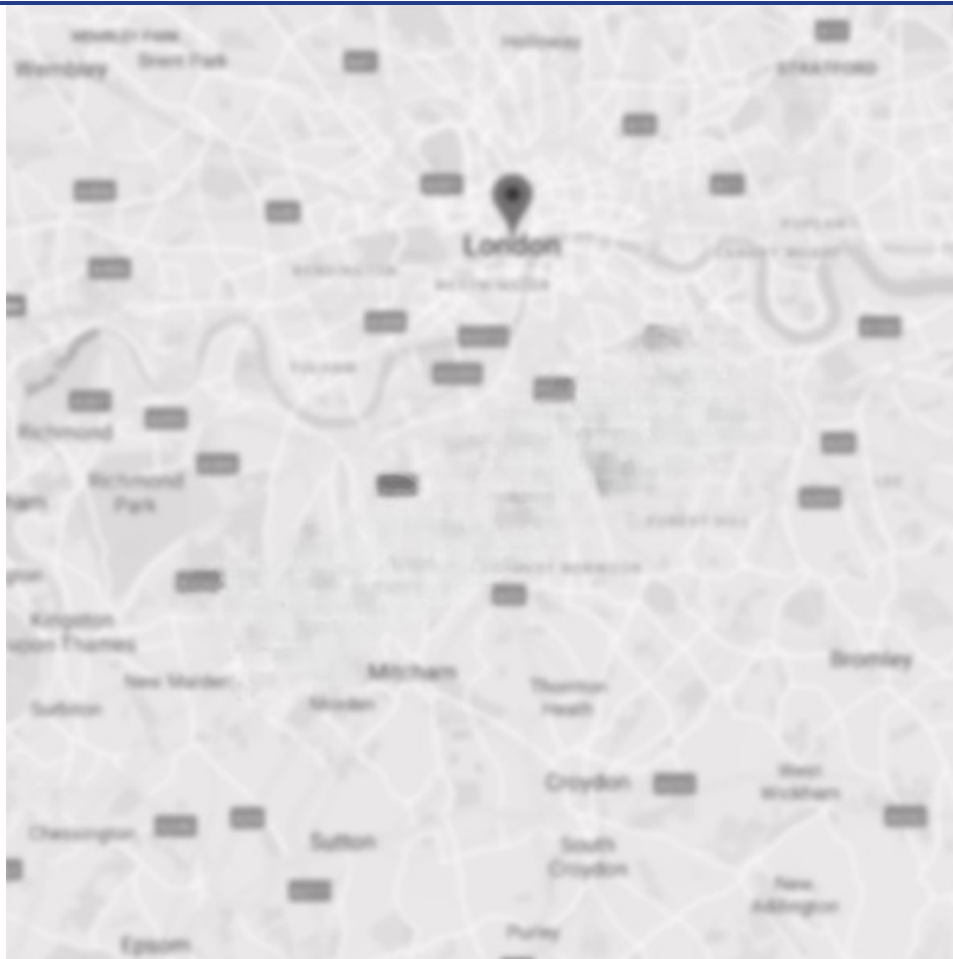
uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM THREE

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

OUTSIDE

To the front and rear of the property are low maintenance paved gardens.



Energy performance certificate (EPC)

75 Pioneer Street
MANCHESTER
M11 4FR

Energy rating

C

Valid until:

26 April 2033

Certificate number:

0607-3624-7770-0979-1222

Property type

Semi-detached house

Total floor area

80 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		
69-80	C	74 C	88 B
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
Roof	Pitched, 200 mm loft insulation	Good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 90% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£575 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 £76 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 6,682 kWh per year for heating
 - 2,108 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. 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 2.4 tonnes of CO₂

This property's potential production 1.1 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. Floor insulation (solid floor)	£4,000 - £6,000	£23
2. Solar water heating	£4,000 - £6,000	£26
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£27
4. Solar photovoltaic panels	£3,500 - £5,500	£331

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	Noel Cooke
Telephone	07816 920304
Email	sales@njcenergy.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	Stroma Certification Ltd
Assessor's ID	STRO003996
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	21 April 2023
Date of certificate	27 April 2023
Type of assessment	RdSAP
