



- THREE BEDROOMED
- NO VENDOR CHAIN
- SEPARATE DINING ROOM
- FAMILY BATHROOM
- DG & GCH
- COUNCIL TAX A

- MID TERRACE
- FAMILY LOUNGE
- GALLEY KITCHEN
- GARDEN TO REAR
- EPC C
- FREEHOLD



Property Description

**** FIRST TIME BUYERS / INVESTORS DO NOT MISS OUT ** THREE BEDROOM MID TERRACE ** NO VENDOR CHAIN ** TWO RECEPTION ROOMS **** Saltsman and Co Estate Agents welcome to the open market this spacious three bedroomed mid terrace property for sale with no vendor chain. This larger than average family home offers generous living accommodation throughout and is ready for any buyer to move straight into and make their own. Perfectly located to provide easy access to local amenities, popular schools, Co - op Live arena, and transport connections. Briefly, the accommodation comprises: spacious entrance hall, lounge, dining room, and galley kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a paved forecourt garden. To the rear of the property is an enclosed family-sized garden. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the spacious living accommodation contained within.

ENTRANCE HALL

uPVC double glazed door opening into spacious entrance hall. Radiator, light, and power points. Stairs providing access to first floor accommodation and doors providing access to all ground floor accommodation.

LOUNGE *17'13 max x 12'49 max*

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

DINING AREA *13'19 x 12'62 into recess*

uPVC double glazed window, radiator, wall mounted boiler, light, and power points.

KITCHEN

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Wall and base units with worksurface over with inset four ring gas hob with oven beneath. Tiled to splash back area, light and power points. uPVC double glazed door providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE *13'16 x 11'70 into recess*

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

BEDROOM TWO *13'14 x 1'68 into recess*

uPVC double glazed window to the rear elevation. Built in storage cupboard, radiator, light, and power points.

BEDROOM THREE *6'81 x 9'97*

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

BATHROOM

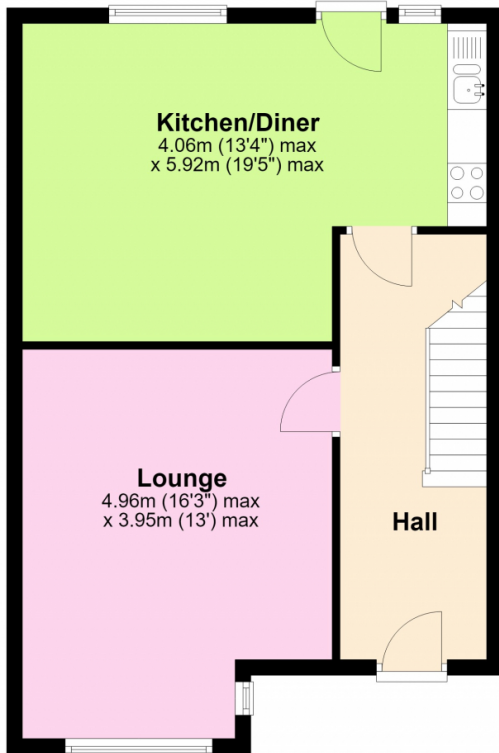
uPVC double glazed window to the rear elevation. Panel bath with mixer tap shower, low level wc and pedestal hand wash basin. Tiled to walls, radiator, and light point.

OUTSIDE

To the front of the property is a small paved forecourt garden. To the rear of the property is an enclosed garden.

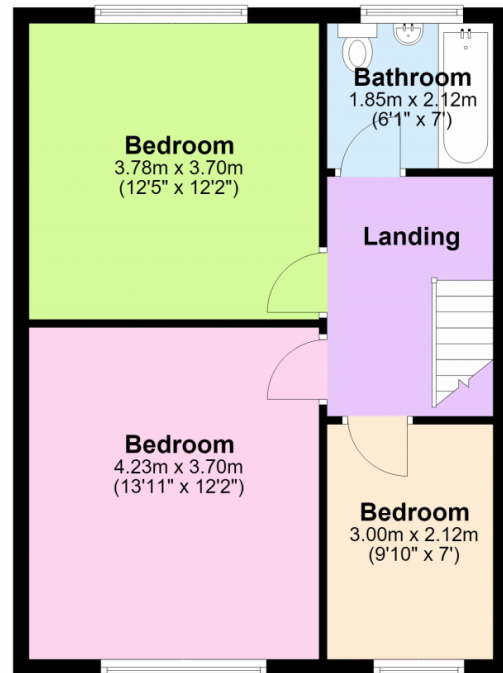
Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.3 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)

111 Sandywell Street
MANCHESTER
M11 1BB

Energy rating

C

Valid until: 6 July 2036

Certificate number: 0036-0207-7206-7617-7900

Property type Mid-terrace house

Total floor area 96 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		88 B
69-80	C	74 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
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Very good
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
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 150 kilowatt hours per square metre (kWh/m²).

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)

How this affects your energy bills

An average household would need to spend **£1,113 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 £240 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.

Heating this property

Estimated energy needed in this property is:

- 8,007 kWh per year for heating
 - 2,688 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 2.6 tonnes of CO₂

This property's potential production 1.7 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. Internal wall insulation	£7,500 - £11,000	£179
2. Floor insulation (suspended floor)	£5,000 - £10,000	£61
3. Solar photovoltaic panels	£8,000 - £10,000	£256

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	Michael Akers
Telephone	07884024731
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	Quidos Limited
Assessor's ID	QUID207956
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 July 2026
Date of certificate	7 July 2026
Type of assessment	RdSAP
