



- THREE BEDROOMED
- MODERNISED THROUGHOUT
- SUNSHINE LOUNGE
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING
- FREEHOLD
- uPVC DG & GCH

- EXTENDED SEMI DETACHED
- DOWNSTAIRS WC
- DINING AREA
- FOUR PIECE BATHROOM
- LARGE REAR GARDEN
- COUNCIL TAX B
- INTERNAL VIEWING ADVISED



Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** THREE BEDROOMED EXTENDED SEMI DETACHED ** NO VENDOR CHAIN ** LARGE CORNER PLOT ** DOWNSTAIRS WC ** FOUR PIECE FAMILY BATHROOM ** LARGE REAR GARDEN **** Saltsman and Co Estate Agents welcome to the open market this modern three bedroomed extended semi detached family home for sale with no vendor chain. This property has recently undertaken a full programme of updating by its current owner and 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 perfectly located to provide easy access to local amenities, primary / secondary schools and transport connections including the convenient Manchester City centre metro link and Manchester M60 motorway junctions. Briefly, the accommodation comprises: entrance hall, lounge, dining area and kitchen to the ground floor. Three bedrooms and four piece family bathroom to the first floor. To the front of the property is a low maintenance garden and driveway. To the rear of the property is a larger than average enclosed family sized garden with patio, area laid to lawn with established. This property 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

Double glazed front entrance door opening into entrance hall. uPVC double glazed window. Access to ground floor accommodation and stairs providing access to all first floor accommodation. Laminate flooring and light point. Door providing access to downstairs wc.

DOWNSTAIRS WC

Low level wc and handwash Tiled to walls and floor. Light point.

LOUNGE 20'5 x 11'03

uPVC double glazed window to the front and uPVC double glazed window to the rear with radiator beneath. Laminate flooring, light and power points. Door providing access to dining area

DINING AREA 9'72 x 8'83

uPVC double glazed window to the rear with radiator beneath. Laminate flooring and light point. Opening to kitchen.

KITCHEN 15'55 x 6'57

Two uPVC double glazed windows to the side elevation. Fitted with a range of wall and base units with work surface over, with inset four ring gas hob with oven beneath. Plumbing for washing machine and space for fridge freezer. Protected to splash back areas, laminate flooring, 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 12'37 x 11'01

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

BEDROOM TWO 11'05 x 8'37

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

BEDROOM THREE 7'68 x 6'21

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

BATHROOM

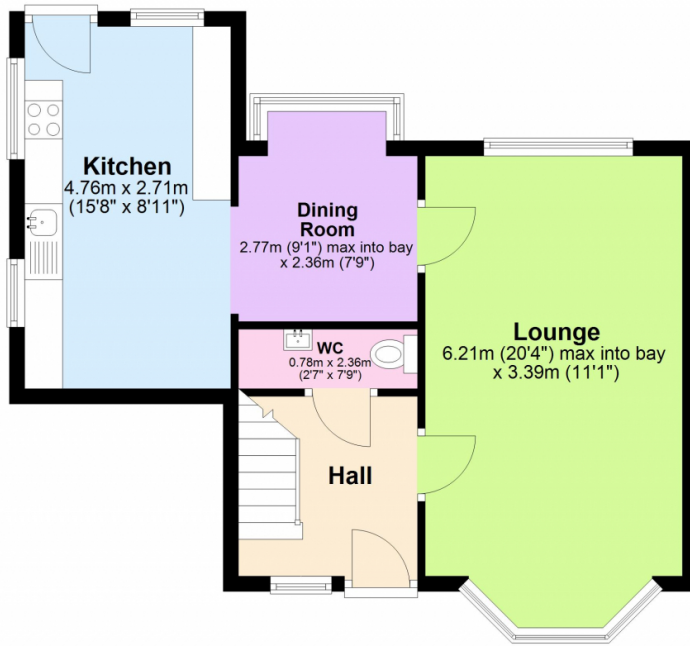
Modern four piece bathroom suite with uPVC double glazed window. Panel bath, low level wc, hand wash vanity unit, and enclosed walk in glass screen double shower cubicle. Tiled to walls and light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway for off road parking. Access gate to the side and rear garden. To the rear of the property is a larger than average enclosed family sized garden with patio, area laid to lawn and established plant and shrub borders

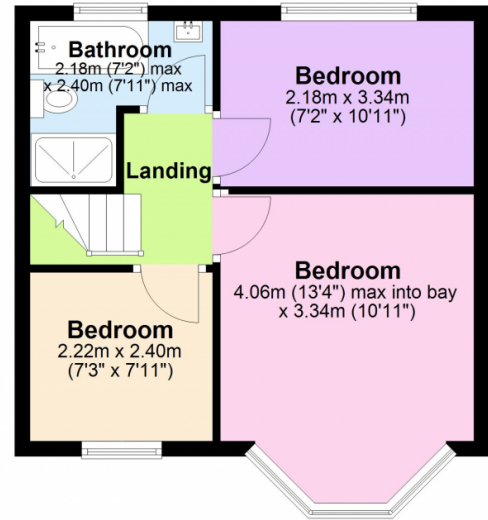
Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.9 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)

7 Masefield Crescent
Droylsden
MANCHESTER
M43 6RW

Energy rating

D

Valid until: **14 June 2036**

Certificate number: **0965-1201-0706-0969-1704**

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 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+	A		
81-91	B		81 B
69-80	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	Solid brick, as built, partial insulation (assumed)	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, limited insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
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	None	N/A

Primary energy use

The primary energy use for this property per year is 250 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had **no smart meters** 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 how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,461 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 £310 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:

- 10,973 kWh per year for heating
 - 2,566 kWh per year for hot water
-

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 (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.6 tonnes of CO₂

This property's potential production 2.6 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. Cavity wall insulation	£900 - £1,500	£120
2. Internal wall insulation	£7,500 - £11,000	£62
3. Floor insulation (suspended floor)	£5,000 - £10,000	£74
4. Heating controls (room thermostat)	£220 - £250	£55
5. Solar photovoltaic panels	£8,000 - £10,000	£247

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:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
 - 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)
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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	11 June 2026
Date of certificate	15 June 2026
Type of assessment	RdSAP
