



- FOUR BEDROOMED
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- MODERN FAMILY BATHROOM
- UPVC DG & GCH

- SEMI DETACHED
- MODERN DINING KITCHEN
- MASTER BEDROOM WITH ENSUITE
- FRONT & REAR GARDENS
- EARLY VIEWING ADVISED



## Property Description

**\*\* FAMILY BUYERS DO NOT MISS OUT \*\* FOUR BEDROOMED SEMI DETACHED \*\* WELL PRESENTED THROUGHOUT \*\* MODERN KITCHEN DINER \*\*** Saltsman and Co Estate Agents welcome to the open market this attractive four bedroom semi detached family. Beautifully maintained and cared for by its current owner, this property is ready for a new owner to move straight in and enjoy. This immaculate property sits in a highly regarded residential area with excellent access to local amenities, transport links, and well regarded primary and secondary schools, making it an ideal choice for families. The accommodation begins with a welcoming entrance hall leading to a comfortable family lounge and a modern open plan kitchen and dining space, perfect for everyday living and entertaining. The first floor offers three well proportioned bedrooms along with a contemporary family bathroom, while the second floor provides an additional bedroom and a useful office space, ideal for home working or study.

Externally, the property features a low maintenance front garden laid with artificial lawn. The rear garden is fully enclosed and designed with family living in mind, offering a patio area and an artificial lawn for year round enjoyment. This family home benefits from uPVC double glazing and gas central heating throughout. Internal viewing is strongly recommended to fully appreciate the living accommodation contained within.

### ENTRANCE HALL

Double glazed front entrance door opening into entrance hall. Access to all ground floor accommodation and stairs providing access to all first

### WC

Low level wc and handwash basin. Light point.

### LOUNGE 18'69 x 13'64

uPVC double glazed window to the front elevation with radiator beneath. uPVC double glazed window to the side elevation with radiator beneath. Feature media wall and modern glass fire. Laminate flooring, light, and power points. Double doors providing access to dining kitchen.

### KITCHEN 17'78 x 12'22

uPVC double glazed window to the rear elevation with sink and drainer beneath. Fitted with a comprehensive range of modern wall and base units with complementary worksurface with inset four ring electric hob and incorporating breakfast bar. Integrated double oven, fridge freezer, and washing machine and wine rack. Useful understairs pantry cupboard. Protected to splash back areas, wood floor, radiator, light and power points.

### LANDING

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

### BEDROOM ONE 12'96 x 12'72

uPVC double glazed window with radiator beneath. Light and power points. Door to ensuite shower room.

### ENSUITE SHOWER

Shower cubicle, wash basin and wc. Wall mounted heated towel rail and light point.

### BEDROOM TWO 12'29 x 10'75

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

### BEDROOM THREE 7'57 x 6'91

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

### BATHROOM

Modern family bathroom with uPVC double glazed window. Panel bath, floating wc and matching floating hand wash basin. Part tiled to walls and tiled to floor. Wall mounted heated towel rail and light point.

### SECOND FLOOR LANDING

#### OFFICE SPACE

Velux window to ceiling, radiator, light and power points.

### BEDROOM 19'52 x 10'90

Two Velux windows to the ceiling. Light and power points.

### OUTSIDE

To the front of the property is an area laid to lawn with artificial lawn. To the rear of the property is an enclosed family garden with patio and area laid with artificial lawn.





# Energy performance certificate (EPC)

179, Birch Lane  
DUKINFIELD  
SK16 5AP

Energy rating

**B**

Valid until: **11 August 2030**

Certificate number: **9528-8058-7338-7810-4230**

Property type **Semi-detached house**

Total floor area **129 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+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>86 B</b>	
69-80	<b>C</b>		
55-68	<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
Walls	Average thermal transmittance 0.24 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.15 W/m <sup>2</sup> K	Good
Floor	Average thermal transmittance 0.12 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 7.1 m <sup>3</sup> /h.m <sup>2</sup> (assessed average)	Good
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 76 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£457 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 £29 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 3,880 kWh per year for heating
  - 2,052 kWh per year for hot water
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## 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 1.7 tonnes of CO<sub>2</sub>

This property's potential production 0.7 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£29
2. Solar photovoltaic panels	£3,500 - £5,500	£303

### 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	Luke Butler
Telephone	01977673221
Email	<a href="mailto:luke.butler@plasmor.co.uk">luke.butler@plasmor.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	Stroma Certification Ltd
Assessor's ID	STRO033924
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	12 August 2020
Date of certificate	12 August 2020
Type of assessment	<a href="#">SAP</a>

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