



- THREE BEDROOMED
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- COUNCIL TAX A

- LARGER THAN AVERAGE
- MID TERRACE
- SOUGHT AFTER LOCATION
- DOUBLE GLAZING
- CALL NOW TO VIEW ON 0161 370 1445
- LEASEHOLD 886 YEARS REMAIN



Property Description

**** FIRST TIME BUYERS DO NOT MISS OUT ** THREE BEDROOMED MID TERRACE ** TWO RECEPTION ROOMS ** NO VENDOR CHAIN **** Saltsman & Co Estate Agents welcome to the open market this three bedroomed 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. Perfectly located to provide easy access to local amenities, transport connections, and popular schools. Briefly, the accommodation comprises two reception rooms and kitchen to the ground floor. Three good size bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance forecourt garden. To the rear is an enclosed yard. This property is uPVC double glazed and warmed via gas central heating.

LOUNGE 13'03 x 11'02

uPVC double glazed window to the front elevation. Fire with surround and hearth. Cupboard housing meter. Laminate flooring, radiator, light, and power points.

DINING ROOM 13'03 x 13'03

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

KITCHEN 10'04 x 6'06

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over. Space for cooker and space for fridge freezer. Tiled splashback area and tiled floor. Light and power points.

UTILITY ROOM 7'00 x 5'06

Plumbing for washing machine. Light and power points.

LANDING

Access to bedrooms and bathroom. Light point.

BEDROOM ONE 12'02 x 8'03

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

BEDROOM TWO 11'00 x 8'04

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

BEDROOM THREE 7'09 x 4'09

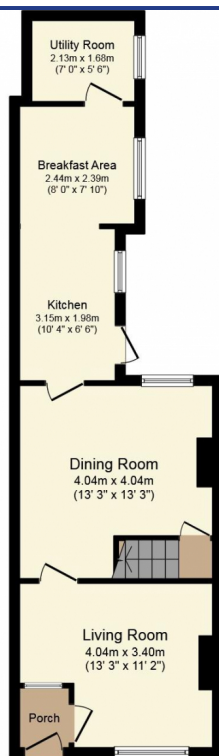
uPVC double glazed window, radiator, light, and power points.

BATHROOM

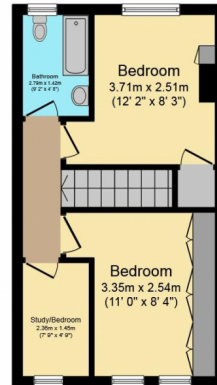
uPVC double glazed window. P-shaped panel bath with wall mounted mixer shower, low level wc and hand wash. Wall mounted heated chrome towel rail. Part tiled to walls, including splashback areas. Light point.

OUTSIDE

To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed yard.



Ground Floor



First Floor

Total floor area 76.0 sq. m. (818 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX



14 PARTINGTON STREET
MANCHESTER
M40 2AQ

Energy rating
D

Valid until: **27 January 2031**

Certificate number: **9809-0729-2000-0096-7222**

Property type

Mid-terrace house

Total floor area

76 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

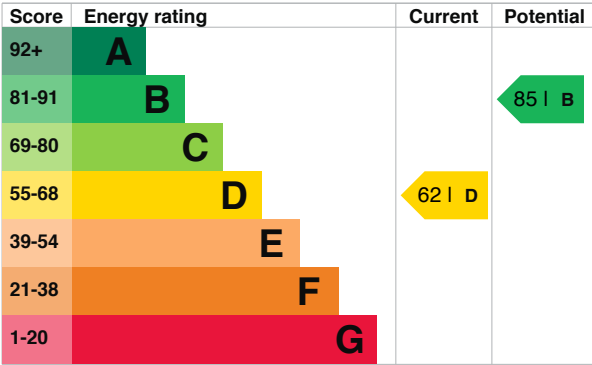
This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property’s energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
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	Low energy lighting in 86% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 256 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

3.4 tonnes of CO2

This property's potential production

1.3 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (62) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£25
2. Internal or external wall insulation	£4,000 - £14,000	£167
3. Floor insulation (suspended floor)	£800 - £1,200	£56
4. Solar water heating	£4,000 - £6,000	£25
5. Solar photovoltaic panels	£3,500 - £5,500	£304

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£853
Potential saving	£273

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up

the majority of energy costs.

Estimated energy used to heat this property

Space heating	9337 kWh per year
Water heating	2096 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	422 kWh per year
Solid wall insulation	2789 kWh per year

You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property’s energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor’s accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor’s name	Matthew Morris
Telephone	01384471675
Email	epc@legalbricks.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO034714
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor’s declaration	No related party
Date of assessment	26 January 2021
Date of certificate	28 January 2021
Type of assessment	RdSAP