



- TWO BEDROOMED END TERRACE
- LARGE LOUNGE
- MODERN KITCHEN
- HIGHLY REGARDED LOCATION
- COUNCIL TAX A
- EARLY VIEWING ADVISED

- NO VENDOR CHAIN
- DINING ROOM
- FAMILY BATHROOM
- LEASEHOLD
- CLOSE TO AMENITIES
- FREEHOLD



Property Description

**** UNIQUE OPPORTUNITY ** TWO BEDROOM TERRACE ** HIGHLY REGARDED MORAVIAN SETTLEMENT LOCATION ** NO VENDOR CHAIN **** A rare opportunity to purchase a charming two bedroom home within the highly sought after Fairfield Moravian Settlement. Saltsman & Co Estate Agents are delighted to bring to market this Grade II listed property, set in the heart of the historic Moravian community in Droylsden. Founded in 1785 and recognised as an area of special historic interest since 1966, the Settlement offers a unique opportunity rarely available to buyers.

The property has recently undergone a programme of updating and offers spacious accommodation throughout. The ground floor comprises an entrance hall, lounge, dining room and kitchen. To the first floor are two well-proportioned bedrooms and a bathroom. Ideally positioned for convenient access to local amenities, excellent transport links including the Manchester Metrolink and M60 motorway connections, and a selection of popular schools such as the highly regarded Fairfield Girls' Secondary School. Internal viewing is strongly recommended to fully appreciate the character, setting and generous living space this property provides.

LOUNGE 15'03 x 14'90

Window with radiator beneath. Feature fire with attractive surround and hearth. Cupboard housing meter. Light and power points.

DINING ROOM 12'27 x 10'43

Window with radiator beneath. Light and power points.

KITCHEN 14'05 x 8'67

Window to the side elevation. Fitted with a modern range of wall and base units with complimentary work surface over with inset stainless steel sink and drainer unit. Inset four ring gas hob with oven/ grill beneath and extractor above. Tiled to splash back areas, radiator, light, and power points. Door to outside.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE 15'24 x 14'85

Window with radiator beneath. Original cast iron fire place. Light and power points.

BEDROOM TWO 10'04 x 5'00

Window, radiator, light, and power points.

BATHROOM 7'11 x 6'10

Window, panel bath, wc and pedestal hand wash. Radiator, tiled to splash back areas, and light point.

OUTSIDE

Enclosed outside space with area laid to lawn and patio area.



Energy performance certificate (EPC)

3, Fairfield Square
Droylsden
MANCHESTER
M43 6AD

Energy rating

E

Valid until:

16 December 2029

Certificate number:

8511-7222-6429-3883-8996

Property type

end-terrace house

Total floor area

84 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 E. It has the potential to be C.

[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		78 C
55-68	D		
39-54	E	52 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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
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 58% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
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 366 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,134 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 £376 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 18,956 kWh per year for heating
 - 2,287 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. 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 5.4 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. Internal wall insulation	£4,000 - £14,000	£203
2. Floor insulation (suspended floor)	£800 - £1,200	£30
3. Low energy lighting	£25	£23
4. Heating controls (TRVs)	£350 - £450	£31
5. Solar water heating	£4,000 - £6,000	£27
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£61
7. Solar photovoltaic panels	£3,500 - £5,500	£284

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:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
 - 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 Harrison
Telephone	07801 732 336
Email	oaklodge.energy@googlemail.com

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	STRO002224
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	17 December 2019
Date of certificate	17 December 2019
Type of assessment	RdSAP
