



- THREE BEDROOMED
- SEPARATE DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- POPULAR AUDENSHAW LOCATION
- CONSERVATORY
- uPVC DG & GCH

- EXTENDED SEMI DETACHED
- TWO KITCHENS
- FAMILY LOUNGE
- DRIVEWAY
- COUNCIL TAX C
- NO CHAIN



## Property Description

**\*\* FAMILY BUYERS DO NOT MISS OUT \*\* HIGHLY REGARDED AUDENSHAW LOCATION \*\* NO VENDOR CHAIN \*\* SEPARATE DINING ROOM \*\* TWO KITCHENS \*\* DOWNSTAIRS SHOWER ROOM \*\*** Saltsman & Co Estate Agents are pleased to present this impressive and thoughtfully extended three bedroom semi detached property, brought to the market for the first time in many years. Cherished by its current owners, this family home offers generous proportions, versatile living space, and the perfect foundation for a discerning buyer to personalise to their own taste. The ground floor features a welcoming entrance hall, a spacious lounge, dining room, two well appointed kitchens, and convenient shower room. To the first floor, three spacious bedrooms are complemented by a further shower room, creating a comfortable and practical family layout. Ideally positioned, the property enjoys excellent access to a wide range of local amenities, convenient transport links into Manchester city centre, and highly regarded primary and secondary schools, making it an exceptional choice for families and commuters seeking both comfort and convenience. Externally, the home benefits from a low maintenance front garden and a private driveway providing valuable off road parking. The rear of the property offers a secluded paved garden framed by mature planting, creating a peaceful outdoor retreat.

Further enhanced by uPVC double glazing and gas central heating, this substantial home offers remarkable potential and an abundance of space rarely found in similar properties. Early viewing is strongly recommended to fully appreciate the quality and scale of accommodation contained within.

### PORCH

uPVC double glazed front entrance door opening into entrance porch. Front entrance door opening into entrance hall

### ENTRANCE HALL

Cupboard housing meter, radiator, light, and power points. Useful understairs storage cupboard. Access to ground floor accommodation and stairs providing access to first floor accommodation.

### LOUNGE 15'19 x 11'41

uPVC double glazed window. Feature fire with attractive surround and hearth. Radiator, light, and power points.

### DINING ROOM 11'43 x 11'80

uPVC double glazed sliding patio doors providing access to the conservatory. Feature fire with complimentary surround and hearth. Laminate flooring, radiator, light, and power points.

### KITCHEN 9'13 x 6'77

uPVC double glazed window with stainless steel sink and drainer beneath. Fitted with a range of wall and base units with work surface over. Tiled to splash back area, tiled floor, light, and power points.

### CONSERVATORY 10'06 x 8'08

uPVC double glazed and brick built construction. Radiator, light, and power points. uPVC double glazed door providing access to the rear garden.

### SHOWER ROOM 5'81 x 5'48

uPVC double glazed window with radiator beneath. Enclosed glass screen walk in corner shower cubicle. Hand wash vanity unit and low level wc. Tiled to walls and floor. Light point.

### KITCHEN 10'02 x 8'84

uPVC double glazed window with stainless steel sink and drainer beneath. Fitted with a range of wall and base units with work surface over with inset electric hob with oven/grill beneath. Tiled to walls and floor. uPVC double glazed door providing access to the side and rear garden. Radiator, light and power points.

### LANDING

Access to bedrooms and shower room.

### BEDROOM ONE 14'01 x 9'50

uPVC double glazed window. Fitted wardrobes, top cupboards, and matching drawers. Radiator, light, and power points.

### BEDROOM TWO 12'72 x 11'39

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

### BEDROOM THREE 8'39 x 6'37

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

### SHOWER ROOM

uPVC double glazed window. Enclosed corner glass screen shower cubicle. Hand wash vanity unit and low level wc. Part tiled to walls, radiator, and light point.

### OUTSIDE

To the front of the property is a decorative area laid to lawn with plant and shrub borders. Driveway providing off road parking. To the rear of the property is an enclosed paved garden with well established plant and shrub borders.





# Energy performance certificate (EPC)

14 Rivington Grove  
Audenshaw  
MANCHESTER  
M34 5GG

Energy rating

C

Valid until: 12 February 2036

Certificate number: 7900-5074-0722-8594-3263

Property type Semi-detached 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 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	70 C	76 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	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 125 mm loft insulation	Average
Roof	Pitched, 175 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
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 176 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- PV recommended  
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

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### 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)

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## How this affects your energy bills

An average household would need to spend **£1,234 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 £59 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.

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### Heating this property

Estimated energy needed in this property is:

- 10,010 kWh per year for heating
  - 2,541 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

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 3.0 tonnes of CO<sub>2</sub>

This property's potential production 2.8 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. Floor insulation (suspended floor)	£5,000 - £10,000	£58
2. Solar photovoltaic panels	£8,000 - £10,000	£222

### 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	David Workman
Telephone	07360164159
Email	<a href="mailto:northwestpc.com@gmail.com">northwestpc.com@gmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/035091
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	13 February 2026
Date of certificate	13 February 2026
Type of assessment	<a href="#">RdSAP</a>

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