



- TWO BEDROOMED
- LARGE CORNER PLOT
- POPULAR LITTLEMOSS LOCATION
- EPC GRADE C
- COUNCIL TAX GRADE C
- uPVC DG & GCH

- SEMI DETACHED BUNGALOW
- NO VENDOR CHAIN
- DRIVEWAY
- LEASEHOLD - 969 YEARS REMAIN
- GARDENS FRONT SIDE AND REAR
- VIEWING ADVISED



Property Description

**** LARGE CORNER PLOT ** TWO BEDROOM SEMI DETACHED BUNGALOW ** NO VENDOR CHAIN ** POPULAR LITTLEMOSS LOCATION **** Saltsman and Co Estate Agents welcome to the open market this well presented two bedroomed semi detached bungalow for sale with no vendor chain. This property has been well cared for and maintained and is ready for any buyer to move straight into and make their own. Situated on a large corner plot in a highly regarded residential location, this is certainly a property that needs to be viewed. Perfectly located to provide easy access to local amenities, transport connections, popular schools, and country side walks through Daisy Nook Country Park. Briefly, the accommodation comprises: entrance hall, lounge, kitchen, bedrooms, and bathroom. To the front and side are areas laid to lawn with plant and shrub border and driveway providing off road parking. To the rear of the property is an enclosed paved garden with garden shed. This delightful bungalow is uPVC double glazed and warmed via gas central heating.

ENTRANCE HALL

uPVC double glazed front entrance door opening into entrance hall. Useful storage cupboard. Access to all accommodation. Light and power points.

LOUNGE DINER 16' 5" x 11' 9" (5.00m x 3.58m)

uPVC double glazed window with radiator beneath. Laminate flooring, light, and power points. Opening to kitchen.

Kitchen 9' 10" x 7' 8" (3.00m x 2.34m)

uPVC double glazed window with stainless steel sink and drainer beneath. Fitted with a range of wall and base units with worksurface over with inset four ring gas hob with oven beneath. Space for free standing fridge freezer. Plumbing for washing machine. Tiled to splash back areas, radiator, light and power points.

Bedroom 11' 2" x 10' 6" (3.40m x 3.20m)

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

Bedroom 7' 11" x 8' 11" (2.41m x 2.72m)

uPVC double glazed patio doors providing access to the rear garden. Laminate flooring, light, and power points.

Bathroom 6' 1" x 5' 4" (1.85m x 1.63m)

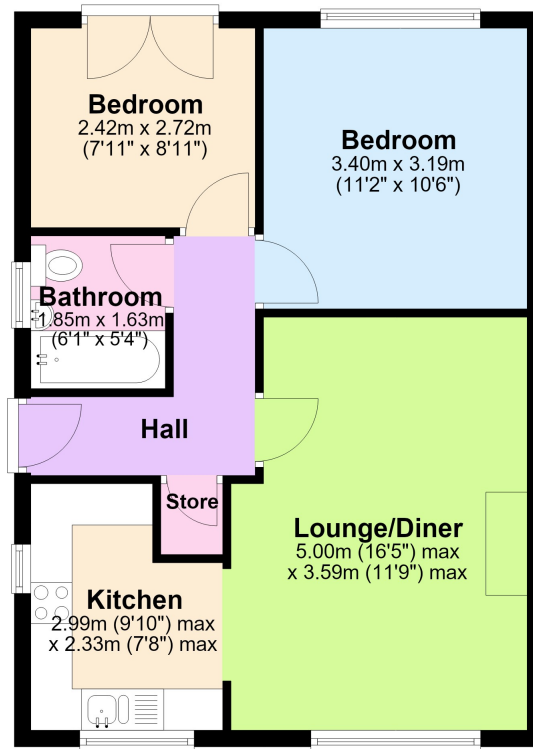
uPVC double glazed window. Low level wc, pedestal hand wash basin, and panel bath with mixer tap shower. Radiator and light point.

Outside

There are gardens to the front and side, with driveway providing off road parking. To the rear of the property is an enclosed low maintenance paved garden with garden shed.

Ground Floor

Approx. 51.1 sq. metres (550.2 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)

8 Drayfields
Droylsden
MANCHESTER
M43 7ET

Energy rating

C

Valid until: 22 October 2036

Certificate number: 2190-1550-0060-0191-2121

Property type Semi-detached bungalow

Total floor area 50 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 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		89 B
69-80	C	73 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, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Very 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	Excellent lighting efficiency	Very good
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 182 kilowatt hours per square metre (kWh/m²).

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 **£669 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 £56 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:

- 5,059 kWh per year for heating
 - 1,869 kWh per year for hot water
-

Impact on the environment

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

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 1.6 tonnes of CO₂

This property's potential production 1.2 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. Floor insulation (solid floor)	£5,000 - £10,000	£56
2. Solar photovoltaic panels	£8,000 - £10,000	£214

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)
-

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	22 October 2026
Date of certificate	23 October 2026
Type of assessment	RdSAP
