



- TWO DOUBLE BEDROOMED
- IMMACULATE THROUGHOUT
- SECURE GATED OFF ROAD PARKING
- MODERN KITCHEN DINER SITTING ROOM
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX B & EPC D
- uPVC DG & GCH

- DOUBLE EXTENDED TO REAR
- EXTENSIVE REAR GARDEN
- CLOSE TO AMENITIES
- GREAT TRANSPORT LINKS
- IMMACULATE THROUGHOUT
- FREEHOLD
- EARLY VIEWING ADVISED



Property Description

**** BUYERS DO NOT MISS OUT ** IMMACULATELY PRESENTED TWO BEDROOMED DOUBLE EXTENDED SEMI DETACHED ** EXTENSIVE REAR GARDENS WITH STORAGE SHED AND WORKSHOP ** POPULAR AUDENSHAW LOCATION ** OFF ROAD PARKING FOR SEVERAL VEHICLES **** Saltsman & Co are delighted to introduce this exceptional double extended two bedroom semi detached home, an elegant and beautifully curated residence distinguished by one of Audenshaw's most impressive private gardens.

From the moment you step inside, the quality of care and attention given to this home is unmistakable. Every room has been maintained to an impeccable standard, offering a refined, move-in ready living environment. The rear extension creates a sophisticated open plan kitchen, dining, and living space; an inviting setting where natural light and generous proportions combine to create a sense of calm and contemporary comfort. A separate lounge to the front provides an additional, beautifully presented retreat. The first floor continues the same level of finish, offering two spacious double bedrooms and a stylish family bathroom. The true hallmark of this property, however, lies beyond the rear doors. The garden is nothing short of remarkable; an expansive, private outdoor sanctuary rarely found in the area. Its scale and versatility offer endless possibilities: a tranquil haven for relaxation, an exceptional setting for entertaining, or an inspiring canvas for landscaping and future enhancements. Mature lawns stretch out across an impressive plot, complemented by a substantial workshop and secure driveway parking for multiple vehicles, discreetly positioned yet easily accessible. This is a home that blends elegance with practicality, perfectly located to provide easy access to local amenities, transport connections, and popular primary and secondary schools. Offering uPVC double glazing, gas central heating, and a layout designed for modern living. **Opportunities to acquire a property with such an extraordinary garden are exceptionally rare. Early viewing is strongly encouraged to appreciate the lifestyle and space this outstanding home provides.**

ENTRANCE HALL

uPVC double glazed front entrance door, Cupboard housing electric meter. Stairs to first floor accommodation and door to lounge. Radiator and light point.

LOUNGE *12'13 x 10'83*

uPVC double glazed window to the front elevation with radiator beneath. Feature fire with attractive surround and hearth. Light and power points. Glass panel door to the kitchen, diner sitting room.

KITCHEN DINER SITTING ROOM *16'51 max point x 14'15 max point*

Modern day living at its finest with uPVC double glazed window to the side elevation with stainless steel sink and drainer unit. Fitted with a range of wall and base units with complementary work surface over. Space for freestanding cooker and plumbing for washing machine, and space for under counter fridge freezer. Wall mounted boiler. Two radiators, laminate flooring, light and power points. uPVC double glazed patio door providing access to the rear garden.

LANDING

uPVC double glazed window. Access to bedrooms and family bathroom. Loft hatch and light point.

BEDROOM ONE *14'23 max point into recess x 10'09*

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

BEDROOM TWO *16'16 x 10'56 max point*

uPVC double glazed window to the rear. Useful built in storage cupboard, radiator, light, and power points.

BATHROOM

uPVC double glazed window to the side. Panel bath with wall mounted electric shower, pedestal hand wash and low level wc. Part panel and part tiled to walls, radiator, and light point.

OUTSIDE

To the front of the property is a low maintenance paved garden and driveway with private hedgerow headed by double iron gates. Aggress gate to the side and further access gate to the rear garden. To the rear of the property is an extensive rear garden with patio areas, areas laid to lawn, and driveway providing off road parking for a number of cars secured by high double gates. Carport. Garden shed, work shop, and summer house. Outside tap.



Energy performance certificate (EPC)

20 Milton Road
Audenshaw
MANCHESTER
M34 5RQ

Energy rating

D

Valid until: 6 September 2033

Certificate number: 0863-1016-4211-0317-0204

Property type Semi-detached house

Total floor area 69 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 D. 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		85 B
69-80	C		
55-68	D	64 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, no insulation (assumed)	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, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 276 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,682 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 £493 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 11,186 kWh per year for heating
 - 1,816 kWh per year for hot water
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Impact on the environment

This property's environmental impact rating is D. 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 3.4 tonnes of CO₂

This property's potential production 1.4 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. Cavity wall insulation	£500 - £1,500	£328
2. Floor insulation (solid floor)	£4,000 - £6,000	£97
3. Solar water heating	£4,000 - £6,000	£68
4. Solar photovoltaic panels	£3,500 - £5,500	£601

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:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
 - 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	Oliver Christian
Telephone	07718285708
Email	oliver@mpf-energy.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	Stroma Certification Ltd
Assessor's ID	STRO035588
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	6 September 2023
Date of certificate	7 September 2023
Type of assessment	RdSAP
