



Saltzman & Co
Estate Agents

£240,000

33 Garforth Crescent, Droylsden, Manchester, M43 7SW



- TWO DOUBLE BEDROOMS
- DOWNSTAIRS W/C
- REAR SOUTH FACING GARDEN
- DG & GCH
- NO VENDOR CHAIN
- ENSUITE BATHROOM
- COUNCIL TAX B

- MID MEWS
- LOUNGE / DINING AREA
- TWO ALLOCATED PARKING SPACES
- ENSUITE SHOWER ROOM
- LEASEHOLD 977 YEARS REMAIN



Property Description

**** FIRST TIME BUYERS DO NOT MISS OUT ** TWO BEDROOM MID MEWS ** NO VENDOR CHAIN ** DOWNSTAIRS WC ** ENSUITE SHOWER ROOM ** ENSUITE BATHROOM **** Saltsman and Co Estate Agents welcome to the open market this two bedroomed mid mews property for sale with no vendor chain. Situated in a highly regarded residential location, this family home 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 primary and secondary schools. Briefly, the accommodation comprises: entrance hall, kitchen, wc and lounge to the first floor. Two bedrooms, ensuite bathroom and ensuite shower room to the first floor. to the front of the property is a small forecourt garden. To the rear of the property is an enclosed garden with patio and area laid to lawn. This ideal starter home is uPVC double glazed and warmed via gas central heating. Internal viewing is highly recommended to fully appreciate the living accommodation contained within.

ENTRANCE HALL

Double glazed front entrance door opening into entrance hall. Access to ground floor accommodation.

DOWNSTAIRS WC

Low level wc and pedestal hand wash basin. Tiled to the splashback, radiator, laminate flooring, and light point.

KITCHEN 9'89 x 6'42

uPVC double glazed window with stainless steel sink and drainer beneath. Fitted with a range of wall and base units with complementary work surface over with inset four ring gas hob with extractor above and oven below. Fridge freezer and washing machine. Tiled to splashback areas and tiled to floor. Light and power points.

LOUNGE 17'31 x 12'53

uPVC double glazed patio doors providing access to the rear garden. Stairs providing access to all first floor accommodation. Two radiators, light and power points.

LANDING

Access to bedrooms and bathroom. Light point.

BEDROOM ONE 12'61 x 8'45

uPVC double glazed window with radiator beneath. Light and power points. Access to ensuite.

ENSUITE BATHROOM

Panel bath with shower, low level wc and hand wash vanity unit. Part tiled to walls, including all splash back areas, and tiled to floor. Wall mounted heated chrome towel rail and light point.

BEDROOM TWO 12'57 x 9'31

uPVC double glazed window, radiator, light, and power points. Useful built in cupboard. Access to shower room.

WC

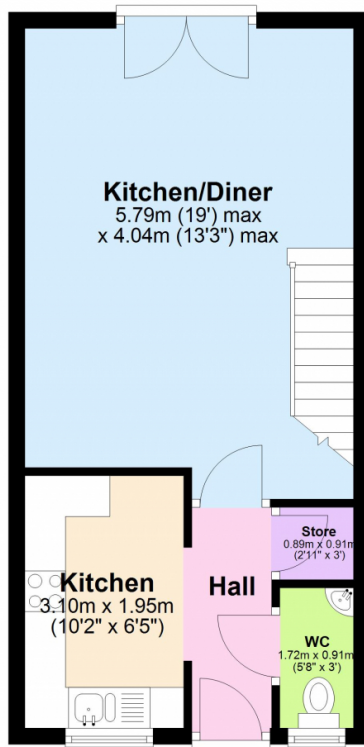
Low level wc, shower cubicle and vanity hand wash with storage below. Wall mounted heated chrome towel rail, tiled to splashback and tiled to floor. Light point.

OUTSIDE

To the front of the property is a small low maintenance frontage. Two car parking spaces. To the rear of the property is an enclosed garden with patio and area laid to lawn with artificial lawn. Two parking spaces.

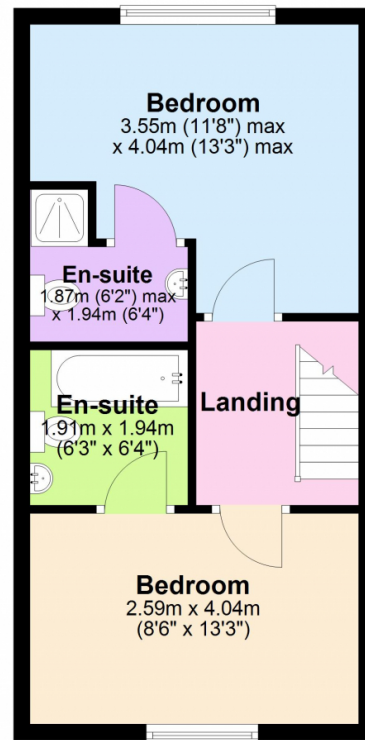
Ground Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 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)

33, Garforth Crescent
Droylsden
MANCHESTER
M43 7SW

Energy rating

C

Valid until:

17 June 2030

Certificate number:

8380-6526-4260-2538-7292

Property type

Mid-terrace house

Total floor area

66 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	71 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, 150 mm loft insulation	Good
Window	Fully double glazed	Average
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 38% of fixed outlets	Average
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£583 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 £132 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 4,617 kWh per year for heating
 - 2,566 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 2.4 tonnes of CO₂

This property's potential production 0.9 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. Low energy lighting	£25	£32
2. Condensing boiler	£2,200 - £3,000	£62
3. Solar water heating	£4,000 - £6,000	£39
4. Solar photovoltaic panels	£3,500 - £5,500	£295

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	Asif Munir
Telephone	07853263301
Email	amunir100@yahoo.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019066
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 June 2020
Date of certificate	18 June 2020
Type of assessment	RdSAP
