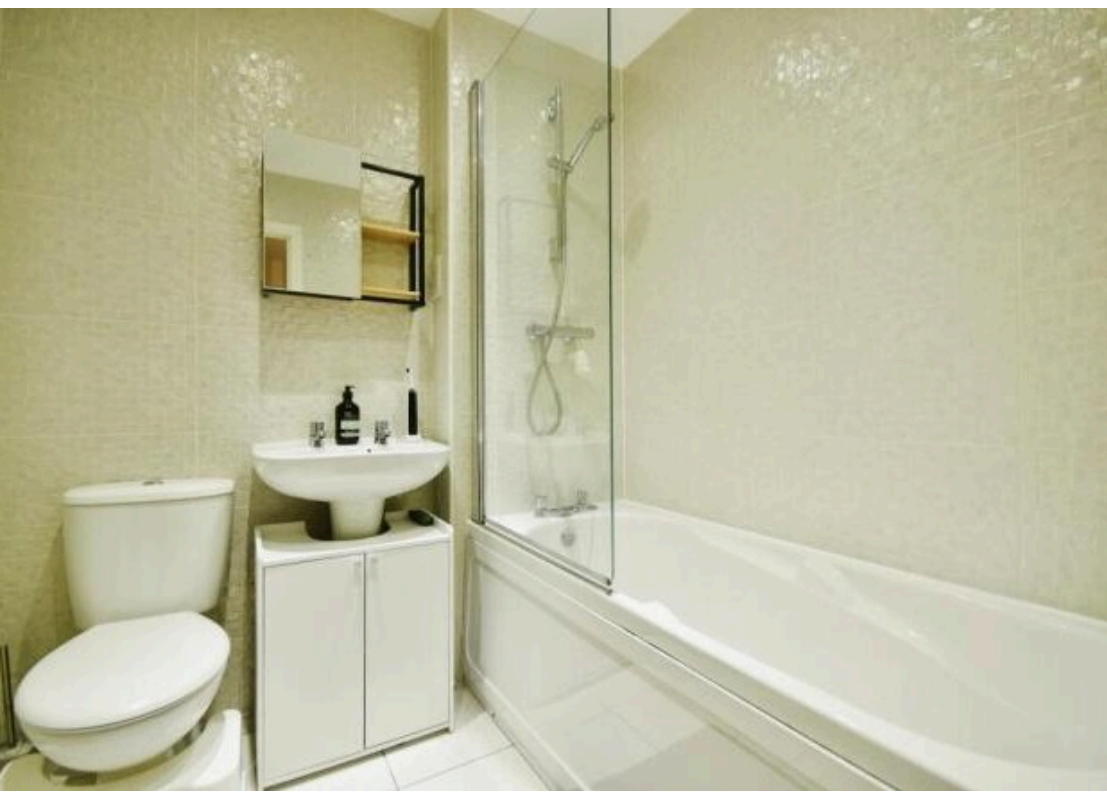




- TWO BEDROOMED
- NO VENDOR CHAIN
- DOWNSTAIRS WC
- FITTED KITCHEN
- FRONT & REAR GARDENS
- uPVC DG & GCH

- SEMI DETACHED
- OPEN PLAN LIVING
- POPULAR LOCATION
- OPEN PLAN LOUNGE
- DRIVEWAY PARKING
- VIEWING ADVISED



## Property Description

**\*\* FIRST TIME BUYERS \*\* TWO BEDROOMED SEMI DETACHED \*\* NO VENDOR CHAIN \*\* DRIVEWAY \*\* POPULAR AUDENSHAW LOCATION \*\*** Saltsman and Co Estate Agents welcome to the open market this two bedroomed semi detached family home for sale with no vendor chain. This property has been well cared for and maintained by its current owner and is ready for any buyer to move straight into and make their own. Perfectly located in one of the most highly sought after locations in Audenshaw, this property provides easy access to local amenities, transport connections, and popular schools. Briefly, the accommodation comprises; entrance hall, wc, open plan lounge, and kitchen to the ground floor. Two bedrooms and family bathroom to the first floor. To the front of the property is a low maintenance garden with driveway for off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised.

### ENTRANCE HALL

Front entrance door opening into entrance hall. Cupboard housing boiler and storage cupboard. Access to ground floor accommodation.

### WC

Low level wc and hand wash basin. Radiator and light point.

### OPEN PLAN LOUNGE KITCHEN *17'01 x 13'03*

Fitted with a comprehensive range of wall and base units with complementary worksurface over with inset four ring gas hob with oven beneath and extractor fan above. Inset sink and drainer unit. Integrated fridge freezer, integrated dishwasher. uPVC double glazed patio doors providing access to the rear garden. Stairs providing access to all first floor accommodation. Radiator, light and power points.

### LANDING

Access to bedrooms and bathroom. Radiator and light point.

### BEDROOM ONE *13'15 max x 7'66 max*

L- Shaped with uPVC double glazed window. Radiator, light, and power points.

### BEDROOM TWO *13'01 x 8'16*

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

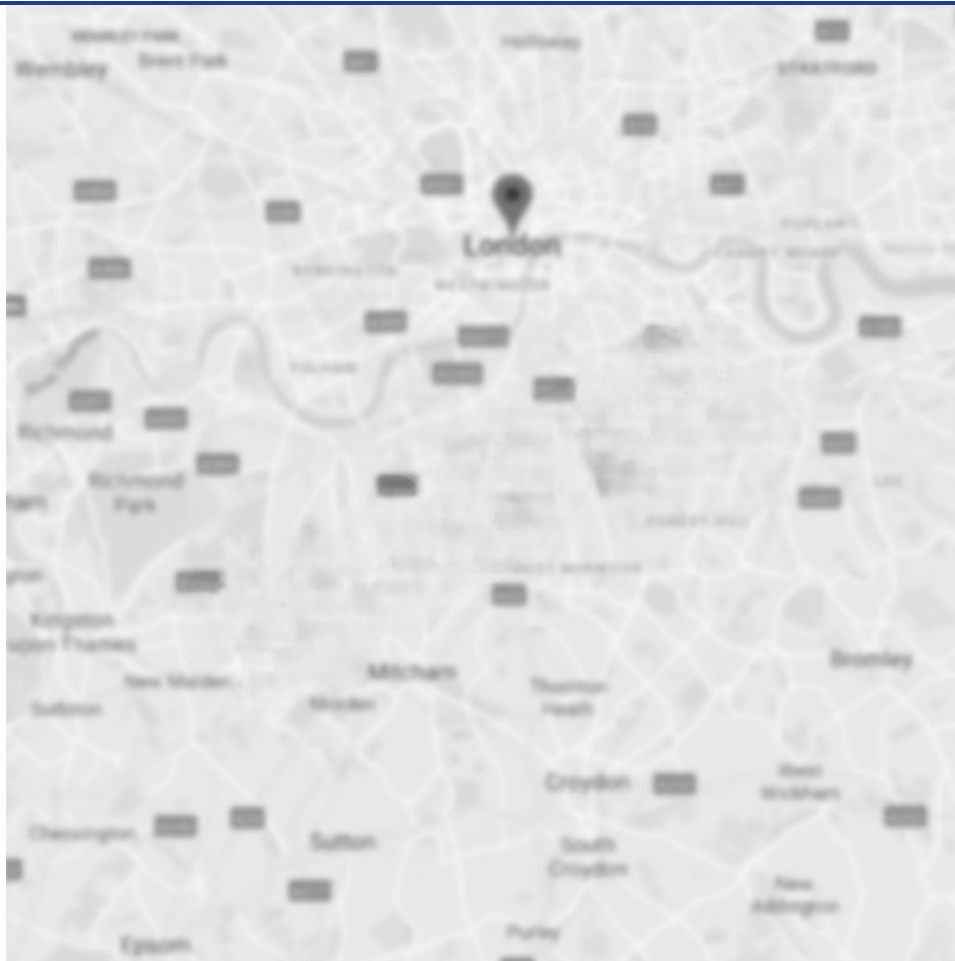
### BATHROOM *6'57 x 6'25*

uPVC double glazed window. Panel bath with a glass shower divide. Low level wc, handwash, and radiator. Tiled to walls and light point.

### OUTSIDE

To the front of the property is a low maintenance garden with driveway to the side for off road parking. Access gate to the rear garden. To the rear of the property is an enclosed garden with patio and area laid to lawn.





# Energy performance certificate (EPC)

4, Littlemoss Close Audenshaw MANCHESTER M34 5US	Energy rating <b>B</b>	Valid until: 23 August 2026
		Certificate number: 2448-6053-7388-4366-8940

## Property type

Semi-detached house

## Total floor area

54 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

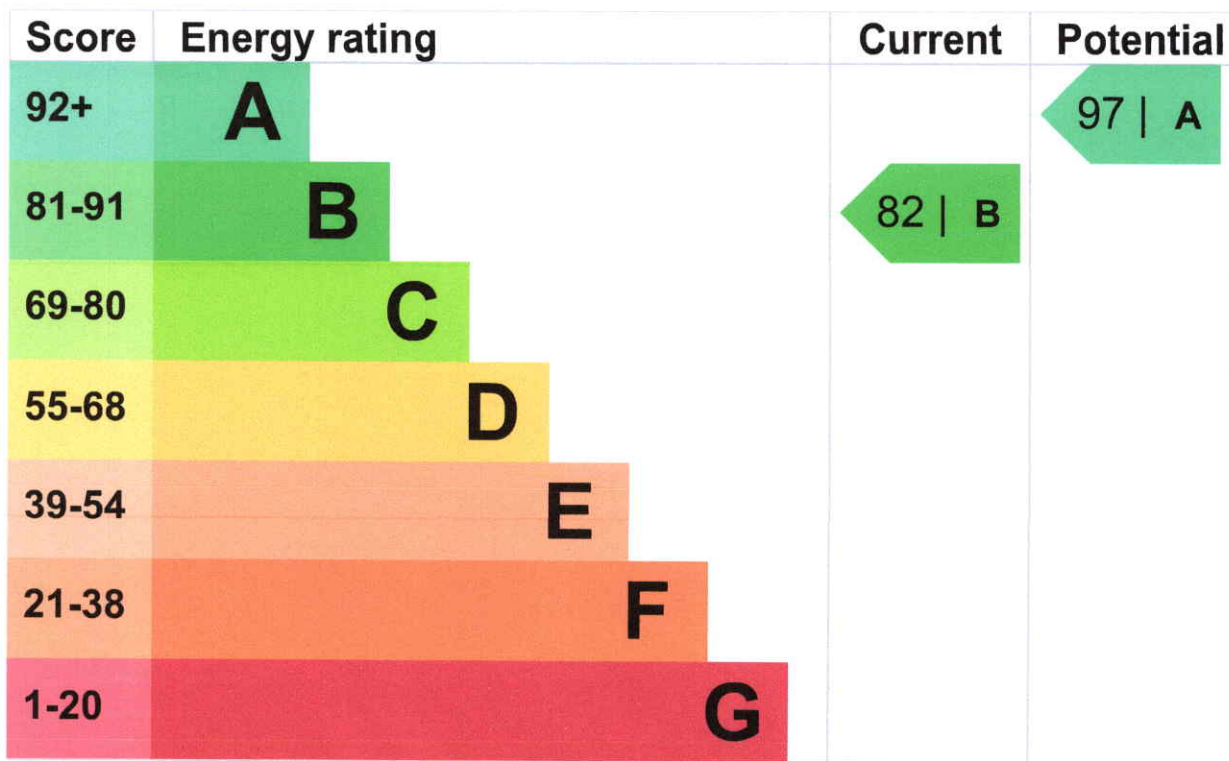
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)





The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

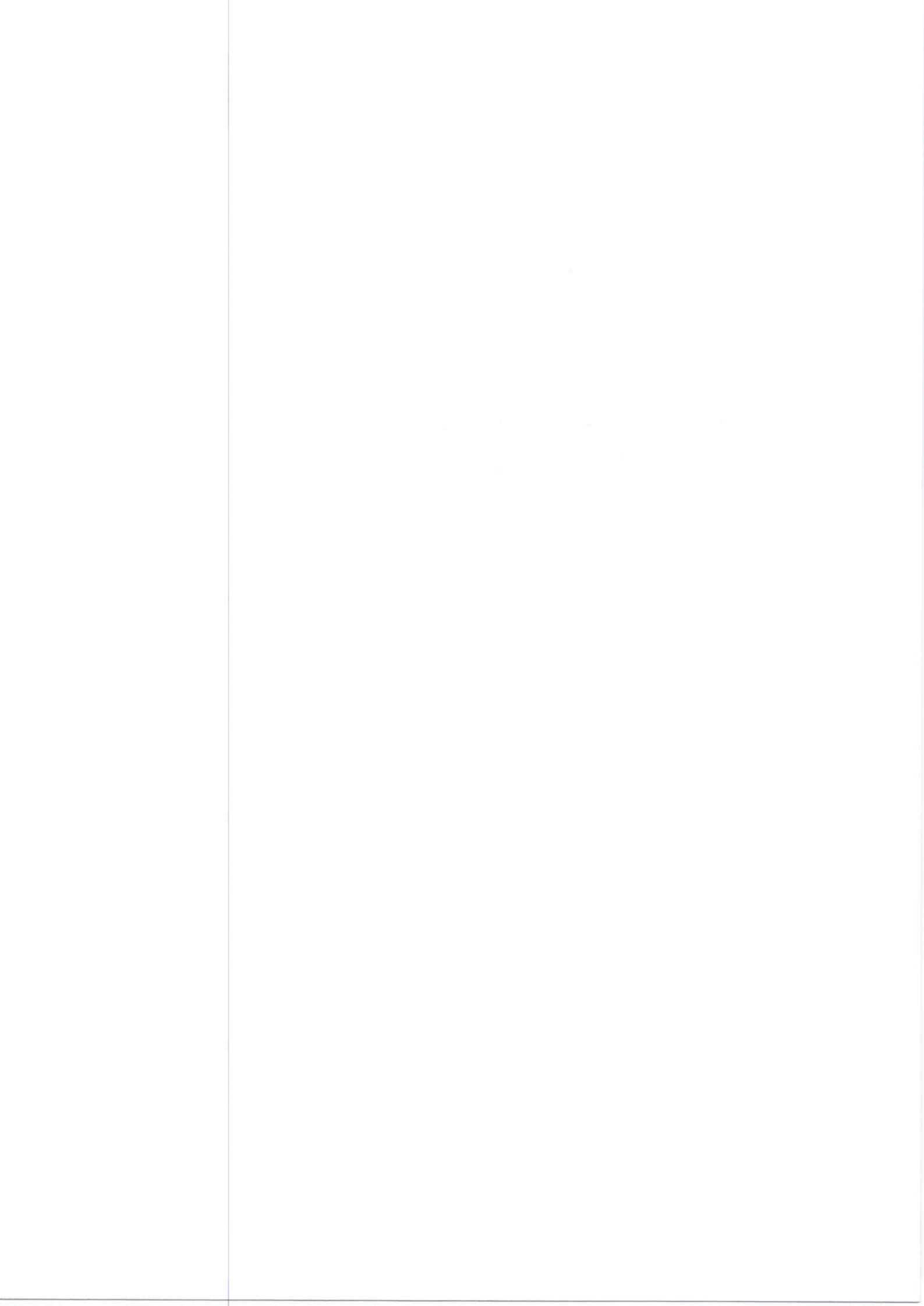
This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.25 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.10 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.15 W/m <sup>2</sup> K	Very good



Feature	Description	Rating
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, flue gas heat recovery	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 104 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

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

### This property produces

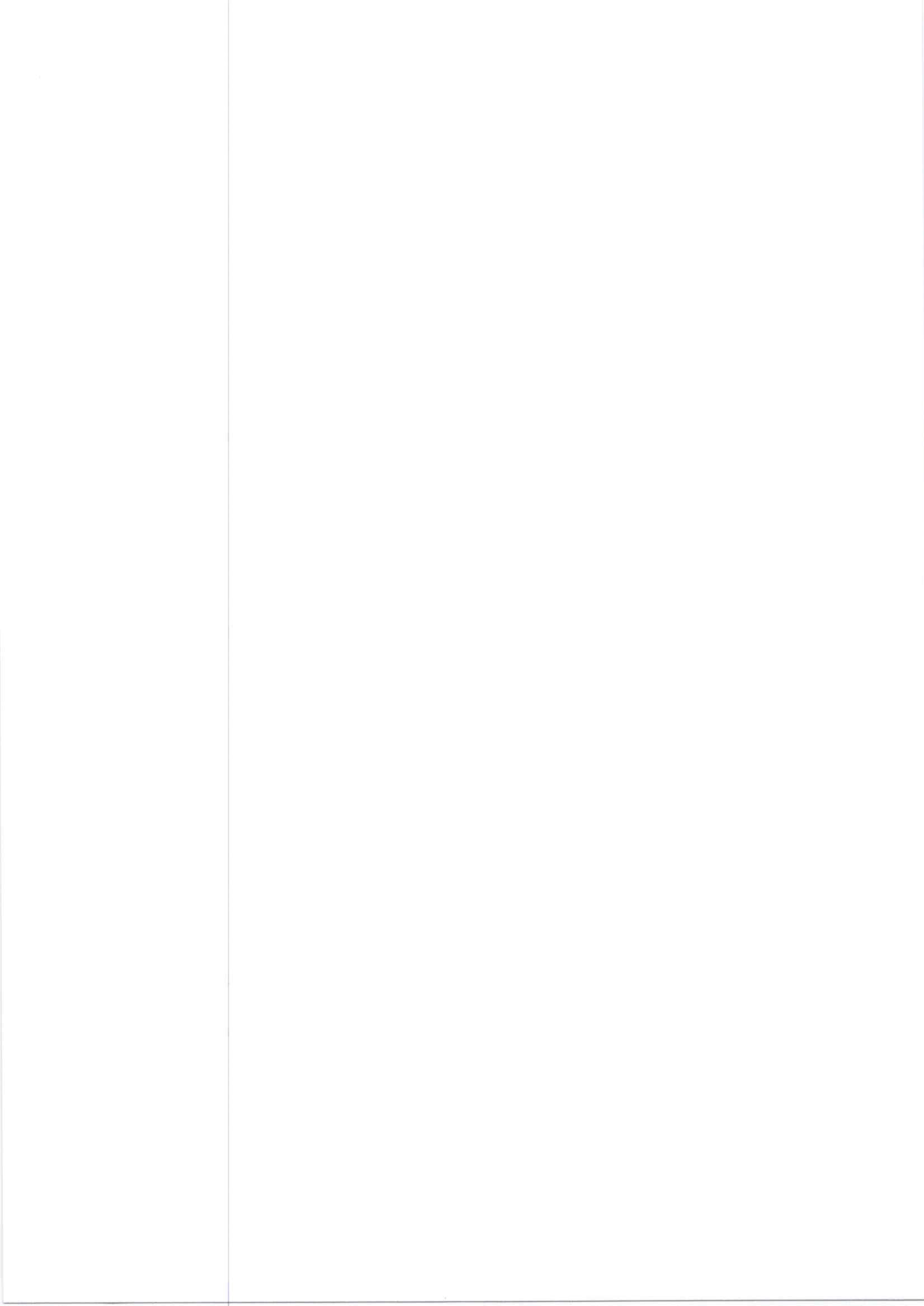
1.0 tonnes of CO<sub>2</sub>

### This property's potential production

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

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.



## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (82) to A (97).

► [What is an energy rating?](#)



### Recommendation 1: Solar water heating

Solar water heating

#### Typical installation cost

£4,000 - £6,000

#### Typical yearly saving

£29

#### Potential rating after carrying out recommendation 1

84 | B

### Recommendation 2: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

#### Typical installation cost

£5,000 - £8,000

#### Typical yearly saving

£252

#### Potential rating after carrying out recommendations 1 and 2

97 | A

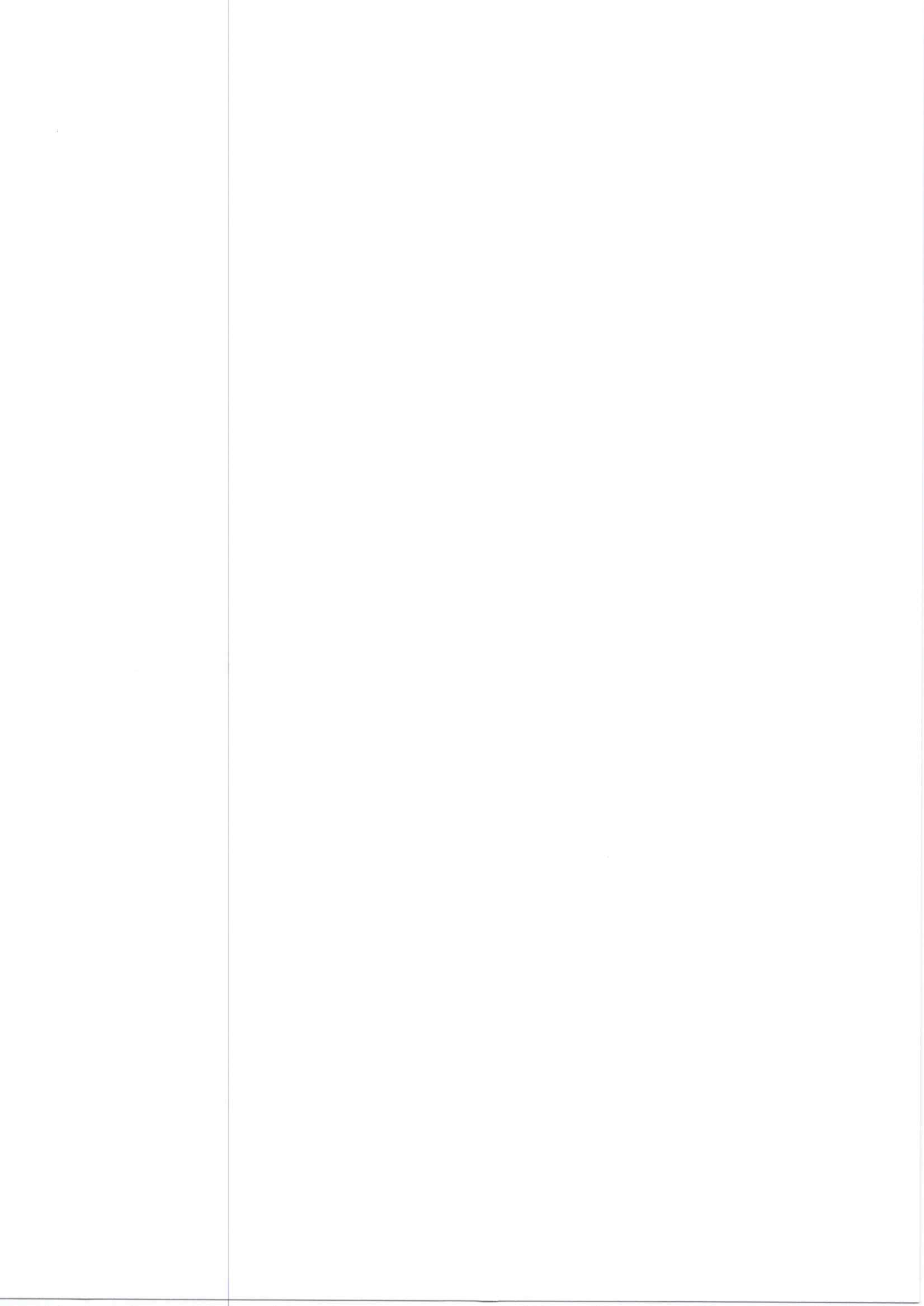
## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (https://www.gov.uk/improve-energy-efficiency)

#### Estimated energy use and potential savings

#### Estimated yearly energy cost for this property

£306



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## Potential saving

£29

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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

#### Space heating

1814 kWh per year

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#### Water heating

1550 kWh per year

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## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Laurie Wills

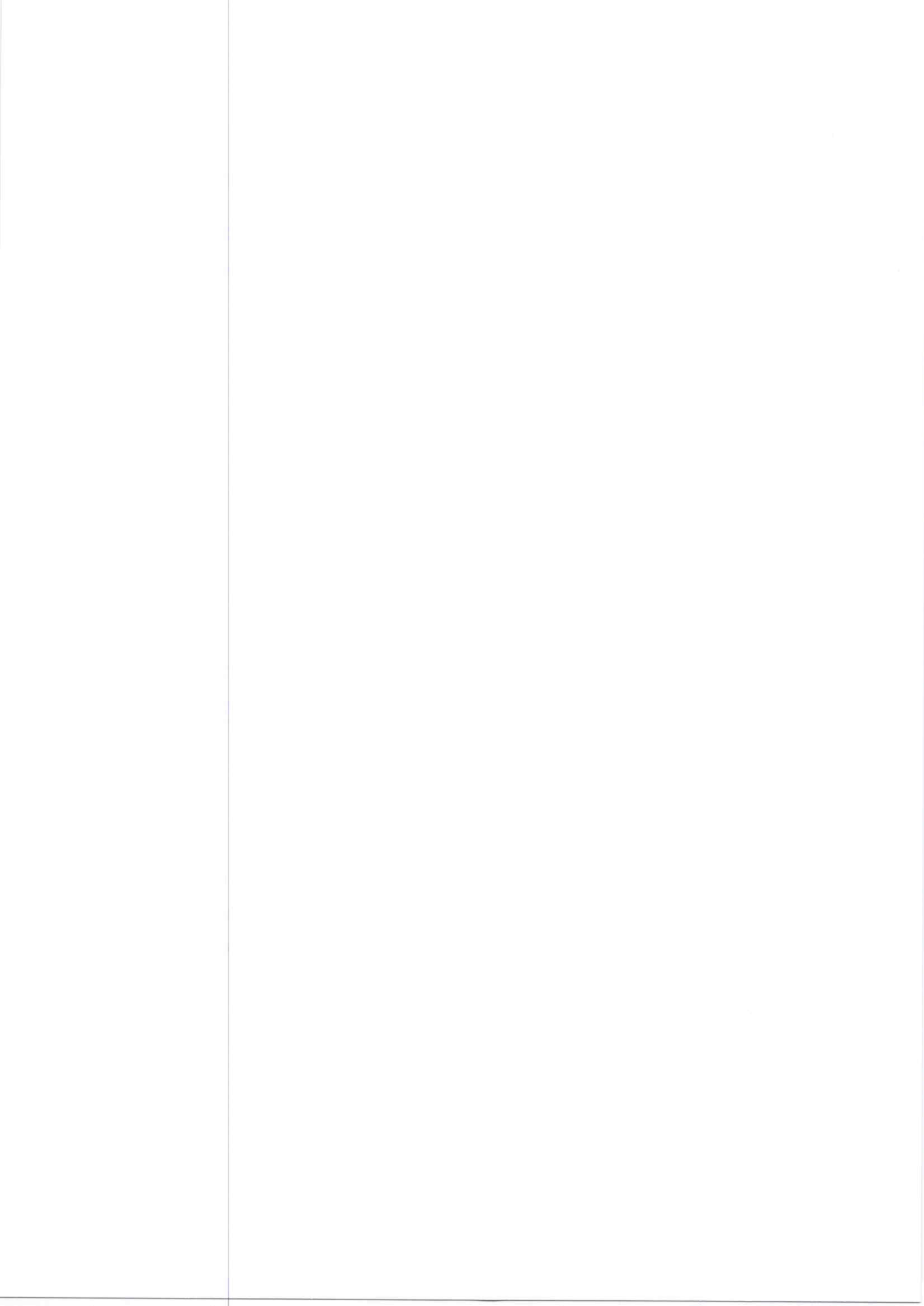
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### Telephone

0161 9269664

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### Email



## Accreditation scheme contact details

### Accreditation scheme

NHER

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### Assessor ID

NHER003906

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

24 August 2016

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### Date of certificate

24 August 2016

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### Type of assessment

▶ [SAP](#)

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### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

