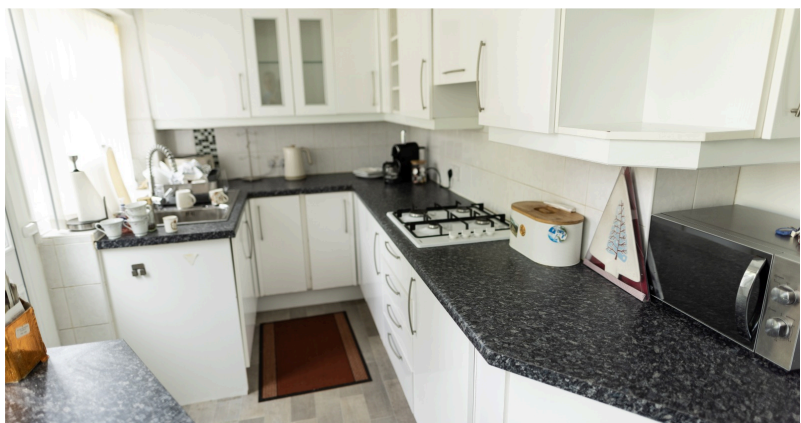




Saltzman & Co
Estate Agents

Offers in excess of £330,000
171 Lloyd Street, Stockport, Cheshire, SK4 1NH



- FOUR BEDROOMED
- SEMI DETACHED
- FITTED KITCHEN
- GARAGE & DRIVEWAY
- POPULAR LOCATION
- GREAT TRANSPORT LINKS
- EPC C

- DOUBLE EXTENDED
- LOUNGE THROUGH DINING ROOM
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- CLOSE TO SCHOOLS
- COUNCIL TAX C
- uPVC DG & GCH



**** FAMILY BUYERS DO NOT MISS OUT ** FOUR BEDROOMED DOUBLE EXTENDED SEMI DETACHED ** DOWNSTAIRS WC ** LARGE LOUNGE THROUGH DINING ROOM ** GARAGE ** OFF ROAD PARKING **** Saltsman & Co Estate Agents are delighted to introduce to the open market this substantial and beautifully proportioned four bedroom, double extended semi detached family residence, offered for sale with the highly desirable benefit of **NO VENDOR CHAIN**. Having been a much loved family home for many years, this impressive property has been thoughtfully maintained and offers an excellent combination of generous living space, versatility and practicality. Having been double extended, the property provides considerably more accommodation than might initially be expected from its attractive semi detached appearance, making it an ideal choice for the growing or established family seeking a spacious home in a well connected and highly convenient location. The accommodation is approached via an inviting entrance porch leading into a welcoming entrance hall, with the ground floor comprising a generous lounge flowing seamlessly into the dining room, together with a well appointed kitchen. To the first floor are four well proportioned bedrooms and a family bathroom, providing excellent bedroom space and flexibility for modern family life. Externally, the property continues to impress, with a smart, low maintenance block paved frontage and driveway providing ample off road parking and access to the garage. To the rear is a particularly appealing enclosed family garden, incorporating a paved patio and established lawn, creating a private and versatile outdoor space ideal for entertaining, relaxing and family enjoyment. Further benefits include uPVC double glazing and gas central heating. The property's enviable position provides convenient access to an excellent range of local amenities, transport links and highly regarded primary and secondary schools, making it particularly well suited to family life. With its generous double extended accommodation, four bedrooms, excellent outdoor space, desirable family location and **NO VENDOR CHAIN**, this is a rare opportunity to acquire a substantial and versatile family home. An internal inspection is considered essential to fully appreciate the scale and flexibility of accommodation on offer.

Porch 2' 3" x 10' 6" (0.69m x 3.20m) uPVC double glazed doors providing access into entrance porch. uPVC double glazed windows. Composite front entrance door opening into entrance hall.

Hall Useful understairs storage cupboard. Access to wc and ground floor accommodation. Stairs providing access to all first floor accommodation. Light and power points.

Lounge/Diner 24' 3" x 11' 2" (7.39m x 3.40m) uPVC double glazed bay window to the front elevation. Inset fire into chimney breast. uPVC double glazed patio doors providing access to the rear garden. Radiator, light and power points.

Kitchen/Breakfast Room 9' 6" x 16' 2" (2.90m x 4.93m) uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with complementary work surface over, with inset four ring gas hob. Tiled to splash back area. Radiator, light and power points.

WC 3' 9" x 2' 9" (1.14m x 0.84m) Low level wc. Light point.

Landing Access to bedrooms and bathroom.

Bedroom 15' 6" x 8' 5" (4.72m x 2.57m) uPVC double glazed window to the front elevation with radiator beneath. Fitted wardrobes and top cupboards. Light and power points.

Bedroom 13' 9" x 11' 2" (4.19m x 3.40m) uPVC double glazed bay window to the front elevation with radiator beneath. Fitted wardrobes, light and power points.

Bedroom 8' 10" x 11' 2" (2.69m x 3.40m) uPVC double glazed window to the rear elevation with radiator beneath. Light and power points.

Bedroom 7' 11" x 7' 5" (2.41m x 2.26m) uPVC double glazed window. Radiator, laminate flooring, light and power points.

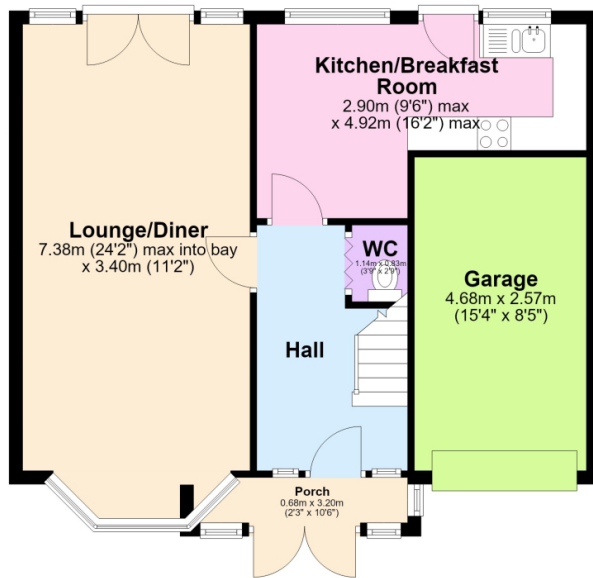
Bathroom 6' x 16' 2" (1.83m x 4.93m) Four piece family bathroom with uPVC double glazed window to the rear elevation. Hand wash vanity unit with storage cupboards, low level wc, panel bath, and walk in glass screen shower. Tiled to floor, radiator and light point.

Outside To the front of the property is a low maintenance block paved garden and driveway for off road parking and access to garage. To the rear of the property is an enclosed garden with patio and area laid to lawn.

Garage 15' 4" x 8' 5" (4.67m x 2.57m) Access via and up and over door.

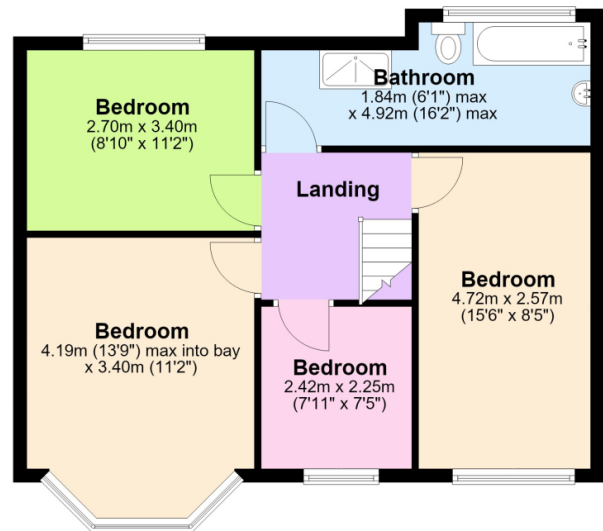
Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.3 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)

171 Lloyd Street
STOCKPORT
SK4 1NH

Energy rating

C

Valid until:

30 September 2036

Certificate number:

0212-1201-8606-9146-1004

Property type

Semi-detached house

Total floor area

97 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	69 C	80 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
Roof	Pitched, insulated (assumed)	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	Below average lighting efficiency	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, limited 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 166 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 **£1,201 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 £74 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:

- 9,768 kWh per year for heating
 - 2,330 kWh per year for hot water
-

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 (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.9 tonnes of CO₂

This property's potential production 2.4 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. Floor insulation (suspended floor)	£5,000 - £10,000	£74
2. Solar photovoltaic panels	£8,000 - £10,000	£256

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	29 September 2026
Date of certificate	1 October 2026
Type of assessment	RdSAP
