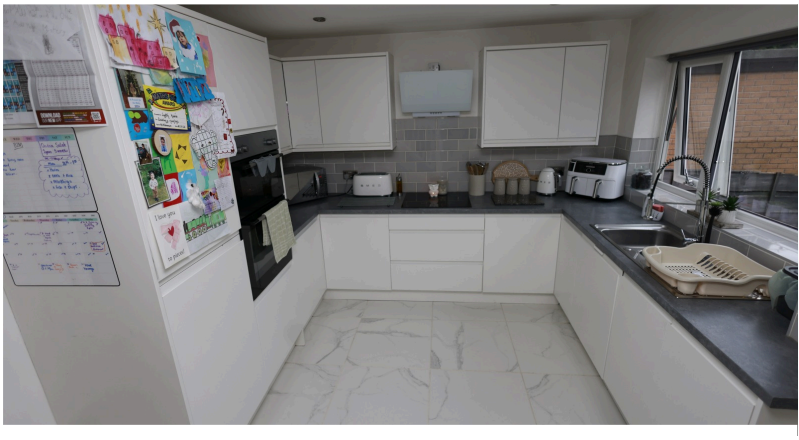
Saltsman & Co
Estate Agents

£240,000

66 Spencer Street, Chadderton, Oldham, Lancashire, OL9 7JE



- THREE BEDROOM
- MODERN FAMILY BATHROOM
- GARAGE
- WELL PRESENTED
- FREEHOLD
- uPVC DG & GCH
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- CLOSE TO AMENITIES
- COUNCIL TAX A

sales@saltsmans.co.uk | 0161 370 1445

Property Description

**FAMILY BUYERS ** GARAGE ** POPULAR LOCATION ** Beautifully Presented three Bedroom Semi Detached Home with Garage. Saltsman & Co are delighted to bring to market this well presented three bedroom semi detached property, perfectly positioned in a popular Chadderton location. With excellent access to local amenities, schools, transport links, and the M60 motorway network, this home is ideal for families and commuters alike. The ground floor offers an inviting hallway, a modern fitted kitchen, and a spacious lounge with direct access to the rear garden. Upstairs, you'll find three well proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway and garage to the front, while the rear boasts a low maintenance garden featuring decking and an artificial lawn—perfect for relaxing or entertaining. Additional benefits include gas central heating and double glazing throughout. Early viewing is highly recommended.

ENTRANCE
uPVC composite front door. laminate flooring, radiator, cupboard housing electric and gas meters. Doors leading to garage and kitchen.

KITCHEN *13'05 x 10'33*
uPVC double glazed window with stainless steel sink and drainer beneath. Modern kitchen consisting of white high gloss wall and base units with complementary worksurface over with inset halogen hob. Integrated double oven. Integrated fridge freezer, dishwasher and plumbing for washing machine. Tiled to splash back areas and tiled to floor. Radiator, light and power points.

LOUNGE *15'11 x 14'76*
Modern spacious lounge with useful under stairs storage. Radiator, light, and powerpoints. uPVC double glazed doors providing access to the rear garden.

LANDING
access to bedrooms and bathroom.

BEDROOM ONE *12'20 x 8'71*
uPVC double glazed window. Radiator, light, and power points.

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

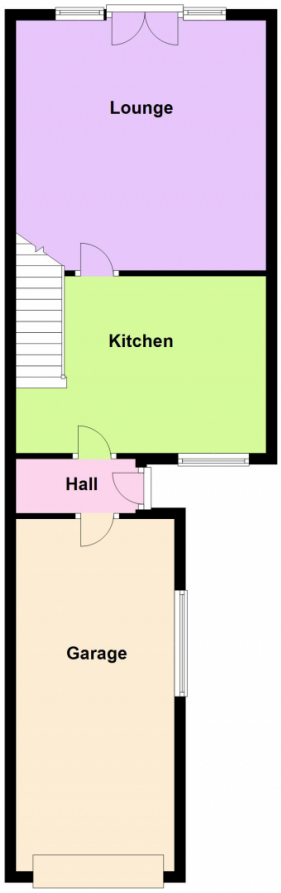
BEDROOM THREE *7'97 x 7'96*
uPVC double glazed window. Radiator, light, and power points.

BATHROOM *7'97 x 5'89*
uPVC double glazed winodw. Modern bathroom suite comprising; P shaped panel bath with wall mounted shower, low level wc and hand wash vanity unit. Tiled to splash back areas, wall mounted heated chrome towel rail and light point.

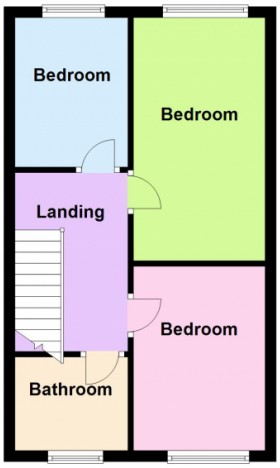
OUTSIDE
Block paved driveway to the front with parking for two cars and access to garage. To the rear there is a lovely low maintenance two level garden with decking area to first level and artificial grass to lower level

GARAGE
Access via an up and over door.

Ground Floor



First Floor



Energy performance certificate (EPC)

66 SPENCER STREET CHADDERTON OL9 7JE	Energy rating **C**	Valid until:	**17 March 2031**
		Certificate number:	**8649-4019-1022-2097-0106**

Property type	Mid-terrace house
Total floor area	70 square metres

Rules on letting this property

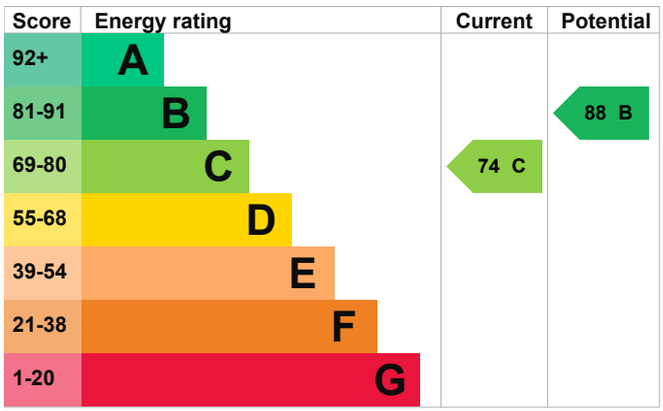
Properties can be let if they have an energy rating from A to E.

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).

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

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, 50 mm loft insulation	Poor
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 187 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£555 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 £64 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2021** 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:

- 6,588 kWh per year for heating
- 1,985 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	2.3 tonnes of CO2
This property's potential production	1.1 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. Increase loft insulation to 270 mm	£100 - £350	£38
2. Solar water heating	£4,000 - £6,000	£26
3. Solar photovoltaic panels	£3,500 - £5,500	£299

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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)

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@hfll.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	16 March 2021
Date of certificate	18 March 2021
Type of assessment	RdSAP